



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director of Planning

October 25, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**PROJECT NO. R2008-00739-(2)
ZONE CHANGE NO. 200800005
CONDITIONAL USE PERMIT NO. 200800080
APPLICANT: JACK SHUT
1560 EAST FLORENCE AVENUE
LOS ANGELES, CA 90001
COMPTON-FLORENCE ZONED DISTRICT
SECOND SUPERVISORIAL DISTRICT (3 VOTES)**

SUBJECT

A zone change and a conditional use permit are requested to authorize the operation of a pawn shop within an existing structure on 0.22 gross acres within the unincorporated community of Florence-Firestone at 1560 East Florence Avenue. Zoning on that portion of the property currently zoned C-2 (Neighborhood Business) would change to C-3-DP (Unlimited Commercial—Development Program). A conditional use permit ("CUP") would authorize the operation of a pawn shop within the C-3-DP zone.

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING,

1. Find that the project is exempt from the California Environmental Quality Act pursuant to Class 1-Existing Facilities categorical exemption.
2. Instruct County Counsel to prepare the necessary documents to approve Zone Change No. 200800005 as recommended by the Los Angeles County Regional Planning Commission ("Commission").

3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Conditional Use Permit No. 200800080.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

A portion of the subject property is currently zoned C-2 (Neighborhood Business). A pawn shop is a prohibited use within the C-2 zone. Therefore, the applicant is requesting a zone change to C-3-DP (Unlimited Commercial—Development Program) to allow the continued operation of the existing pawn shop. A conditional use permit ("CUP") is also required to authorize the operation of a pawn shop within the C-3-DP zone. The pawn shop has been in operation since approximately 1999 and is currently operating with a "clean hands" waiver from the Department of Regional Planning. The site is located at 1560 East Florence Avenue in the Compton-Florence Zoned District and within the Florence-Firestone Community Standards District ("CSD"). No new development would take place at the site, which contains a one-story, 5,880-square-foot commercial building and five parking spaces on a 0.22-acre parcel.

Pursuant to Section 22.16.070 of Title 22 of the Los Angeles County Code, the applicant proposes to change the zoning of that portion of the subject property zoned C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial—Development Program). The C-3-DP zone is appropriate for the subject property, as the site is a corner lot along a commercial corridor that includes C-2, C-3, and C-M (Commercial-Manufacturing) zoning. While not contiguous, another large C-3 zone is located approximately 110 feet to the west.

Pursuant to Section 22.40.030 of Title 22 of the Los Angeles County Code, the applicant requests a CUP to implement a development program for the property, as is required for all zone changes proposed to include a development program ("-DP") overlay. The -DP overlay is appropriate, as it limits the type of uses allowed on the site and ensures they continue to be pedestrian oriented. The development program is designed to ensure that all development within the zone conforms to those plans that are submitted during the rezoning process, when such plans are a critical factor in the decision to rezone. Any future changes to the use of the property, other than those specifically allowed in the development program, would require a new CUP.

The Florence Avenue corridor has undergone a transformation during the past several years with the adoption of a Blue Line Transit Oriented District (TOD) in 2006 and the improvement of pedestrian amenities and widening of sidewalks in 2009. These actions are meant to achieve the goal of encouraging more intensive and pedestrian-oriented commercial uses near public transit stations. Therefore, these modified conditions warrant a gradual intensification of commercial uses for the area, so long as they remain primarily pedestrian oriented and compatible with surrounding uses. This also creates a need for zoning that allows for these uses, such as the proposed C-3-DP zone. The required development program should ensure that allowed uses remain compatible with the surrounding area and remain pedestrian oriented.

FISCAL IMPACT/FINANCING

The adoption of the proposed zone change and the approval of the conditional use permit should not result in any new significant costs to the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On July 27, 2011, the Commission held a public hearing regarding this project. After testimony and discussion, the Commission voted 4-0 (with one absence) to recommend the adoption of the requested zone change and to approve the conditional use permit.

Pursuant to Section 22.60.230 B.2 of the County Code, when the Regional Planning Commission makes a recommendation on a legislative action (zone change) concurrently with approval of a non-legislative land use application (conditional use permit), the Board of Supervisors also calls the non-legislative application up for concurrent review.

ENVIRONMENTAL DOCUMENTATION

This project has been determined by the Commission to be exempt from the California Environmental Quality Act ("CEQA") pursuant to a Class 1 (Existing Facilities) categorical exemption because it is the continuation of an existing use in an existing structure.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed zone change and conditional use permit is not anticipated to have a negative impact on current services as the project will not require any additional County services.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Richard J. Bruckner", with a large, stylized flourish at the bottom.

RICHARD J. BRUCKNER

Director

RJB:MK:TM:lg

c: Chief Executive Officer
County Counsel
Clerk of the Board
Assessor
Director, Department of Public Works
Director, Department of Regional Planning



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 28, 2011

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Charles J. Moore
2049 Century Park East, 28th Floor
Los Angeles, CA 90067

**Regarding: PROJECT NUMBER R2008-00739-(2)
ZONE CHANGE NO. 200800005
CONDITIONAL USE PERMIT NO. 200800080
1560 EAST FLORENCE AVENUE, FLORENCE-FIRESTONE**

Dear Applicant:

The Regional Planning Commission, by its action of July 27, 2011, is recommending **APPROVAL** of the above described legislative zone change matter to the Los Angeles County Board of Supervisors and approved Conditional Use Permit No. 200800080. The attached documents contain the Regional Planning Commission's findings and conditions relating to the this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matter(s) is/are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Tyler Montgomery in the Zoning Permits West Section at (213) 974-6462 or e-mail at TMontgomery@planning.lacounty.gov.

Sincerely,

Richard J. Bruckner
Director

Mi Kim, Acting Section Head
Zoning Permits West Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)
c: BOS; Testifiers

MK:TM

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER R2008-00739-(2)
CONDITIONAL USE PERMIT NUMBER 200800080**

**REGIONAL PLANNING COMMISSION HEARING DATE:
JULY 27, 2011**

SYNOPSIS:

Pursuant to Section 22.56.195 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting a conditional use permit to authorize the operation of a pawn shop within a C-3-DP (Unlimited Commercial-Development Program) zone.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

July 27, 2011 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission on July 27, 2011. The applicant, Mr. Jack Shut, and his attorney, Mr. Charles J. Moore, were sworn in and testified in favor of the project. They stated that the proposed use was compatible with the surrounding area, that it provided a needed source of financing for low-income residents with lower interest rates than payday loans, and that the proposed zoning was consistent with the anticipated intensification of uses resulting from the adopted Blue Line Transit Oriented District (TOD). One person, Mr. David Fisher, the attorney for an area property owner, was sworn in and testified in opposition to the project. He stated that Florence Avenue already had an overconcentration of pawn shops and that the establishment of an additional pawn shop in the area was unnecessary. In rebuttal, Mr. Moore testified that Mr. Fisher's client, HP Star Properties, was currently in the process of obtaining a business license for a pawn shop at 1724 East Florence Avenue, which casts suspicion on the motivation for their concerns.

Commissioner Louie questioned the applicant, Mr. Shut, about the method in which new inventory was reported to the Sheriff's Department. Mr. Shut stated that a fingerprint and a copy of photo identification was taken from each individual selling or pawning an item and that a list of all new inventory was transmitted electronically to the local Sheriff's station on a daily basis. Chair Modugno also stated that he did not see the abundance of pawn shops in a given area to be an issue, as it fosters competition, and the County Code does not identify them as a use that may be over-concentrated, such as alcohol sales. After a brief discussion, the Commission voted 4-0 to close the public hearing, approve the conditional use permit, and recommend that the Board of Supervisors approve the requested zone change.

Findings

1. Pursuant to Section 22.40.030 of Title 22 of the Los Angeles County Code, the applicant requests a CUP to implement a development program for the property, as is required for all zone changes proposed to include a development program ("DP") overlay. The development program is designed to ensure that all development within the zone conforms to those plans that are submitted during the rezoning process, when such plans are a critical factor in the decision to rezone. Any future changes to the use of the property, other than those specifically allowed in the development program, would require a new CUP.
2. The granting of this conditional use permit is contingent upon the approval of Zone Change No. 200800005 by the Los Angeles County Board of Supervisors.
3. The subject property is located at 1560 East Florence Avenue, in the Compton-Florence Zoned District and within the Florence-Firestone Community Standards District (CSD).
5. The subject property is proposed to be zoned C-3-DP (Unlimited Commercial—Development Program).
6. Surrounding properties within the 500-foot radius of the project are zoned as follows:
North: C-2 (Neighborhood Business); R-3 (Limited Multiple Residence)
South: R-3-P (Limited Multiple Residence—Parking); R-3 (Limited Multiple Residence)
East: C-2 (Neighborhood Business); C-M (Commercial-Manufacturing)
West: C-2 (Neighborhood Business); C-3 (Unlimited Commercial)
7. Land uses within 500 feet of the subject property consist of the following:
North: Small commercial retail and services, single-family residences, apartments
South: Single-family residences, apartments
East: Small commercial retail and services
West: Small commercial retail and services, regional shopping center
8. The existing structure was issued building permits as a drug store on January 16, 1941, before the adoption of zoning on the property, which was established by the Compton-Florence Zoned District in 1945. A pawn shop was established on the subject property in 1999. In 2006, the Treasurer and Tax Collector referred the applicant's most recent business license application to the Department of Regional Planning for its review. At this time, the nature of the pawn shop as an unpermitted use in the C-2 zone was noted. The applicant subsequently applied for a zone change and CUP in order to legalize the use.
9. The subject property is designated as Major Commercial in the General Plan Land Use Element, which provides for all types of local and regional commercial uses.

The proposed C-3-DP zoning and the operation of a pawn shop would both be consistent with this designation.

10. The site currently contains a one-story, 5,880-square-foot commercial building and five parking spaces on a 0.22-acre parcel. The property is level, mostly paved and located in an urbanized area, surrounded by developed land in all directions, although there is a 0.25-acre vacant lot to its immediate west. The parking is located to the rear (south) of the commercial building and takes access from Miramonte Boulevard to the east via the existing thirty-foot-wide driveway on the property's southeast corner. Approximately 76 square feet of landscaping is maintained on the site within a planter in the rear parking lot.
11. The interior of the structure is divided into a frontal (northern) shop area of 1,259 square feet and storage area of 1,066 square feet, and a rear warehouse area of 3,547 square feet. The existing rear parking lot would accommodate five parking spaces. The parking lot is located to the south of the building and is accessed from Miramonte Boulevard to the west via a 30-foot-wide driveway to the east. Pedestrian access would be from Florence Avenue to the north. The building is located on the northern and western property lines and has a maximum height of 24 feet above grade. The site plan does not accurately depict signage, and, if the project is approved, a new sign plan must be submitted to the Director of the Department of Regional Planning within 30 days depicting no more than five signs with a total area of no more than 75 square feet.
12. The use being requested—a pawn shop—would be a permitted use within the C-3 (Unlimited Commercial) zone, pursuant to Section 22.28.180 of the County Code. However, because the subject property would be rezoned C-3-DP, a CUP is required in order to establish a development program for the property.
13. Development standards for both the C-2 and C-3 zones require that a minimum of ten percent of the net lot area be landscaped (Sec. 22.28.170 and 22.28.220). The project site would contain approximately 70 square feet of landscaping, which is less than one percent of the parcel's net area of 9,580 square feet. However, because the structure was built with the current amount of parking in 1941, before the establishment of zoning standards for the subject property, and the proposed zoning would not require more landscaping on the site, the facility continues to be legally nonconforming. There are no specific setback or height requirements for structures in the C-3 zone.
14. Pursuant to Section 22.52.1100 of the County Code, a pawn shop would require one off-street parking space for every 250 square feet of floor area so used. Because the structure is approximately 5,880 square feet in area, under this standard the facility would require 24 off-street parking spaces. A 40 percent reduction in required spaces would also be allowed, as the property is within a Blue Line Transit Oriented District (TOD), which would result in a requirement of 14 spaces (Sec. 22.44.440).

However, because the structure was built with the current amount of parking in 1941, before the establishment of zoning standards for the subject property, and the proposed use would not require more parking than that which previously existed at the site, the facility continues to be legally nonconforming.

15. The Florence-Firestone CSD allows a maximum of five signs, totaling no more than 324 square feet, for a building with 162 feet of street frontage. Not including the hand-painted sign to be removed, six business signs totaling 75 square feet are located on the structure. The applicant has agreed to remove one of these signs within the next 30 days.
16. This project has been determined by staff to be exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1, Existing Facilities categorical exemption.
17. The Land Development Division of the Los Angeles County Fire Department and the Century Station of the Los Angeles County Sheriff's Department was consulted on two separate occasions regarding the project. Regional Planning staff did not receive any comments regarding the proposed project within 90 days. Therefore, it is assumed that these departments have no comments regarding the project.
18. As per the requirements of the Los Angeles County Code, the public hearing was adequately noticed through mailings, newspapers advertisement, and on-site posting. Case-related materials were also posted at the local library and on the Regional Planning web page.
19. Staff received one phone call from an area resident regarding the project proposal. The resident did not have an objection to the pawn shop. However, she did complain that the rear unit of the property was being rented as a dance hall, and that this periodically caused severe shortages of on-street parking in surrounding residential neighborhoods. Staff visited the site and confirmed the existence of this unpermitted use through the presence of signage on the rear unit. Staff contacted the applicant, who agreed to discontinue the use and remove the observed signs. The signs were removed during the week of May 20, 2011.
20. The exterior appearance of the existing structure is consistent with the character of the surrounding area. The proposed use would have access to off-street parking and would comply with all applicable development standards of the Los Angeles County Zoning Ordinance and General Plan for a commercial retail use. It would also be adequately served by Florence Avenue, a four-lane thoroughfare, and by Miramonte Boulevard, a two-lane collector street, both of which are without major level-of-service issues.
21. The adoption of a development program allowing a pawn shop is unlikely to negatively affect the health, peace, comfort, or welfare of the neighborhood, be

detrimental to the use or value or nearby properties, or constitute a menace to the public health, safety, or welfare. Since the adoption of the Zoning Ordinance in 1927, pawn shops have become much more regulated in their operations by both state and local government agencies, and it has become much more difficult to buy or sell stolen goods or firearms at such facilities. The pawn shop has also operated without complaints to Zoning Enforcement or the Sheriff's Department for the past ten years, and such a use is relatively indistinguishable from other commercial uses in the vicinity in both operations and clientele.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area; and
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare; and
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features; and
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Sections 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 200800080 is **APPROVED** subject to the attached conditions.

VOTE: 4-0

Concurring: Modugno, Valadez, Louie, Pedersen

Dissenting: None

Abstaining: None

Absent: Helsley

Action Date: 07/27/2011

.c: Commission Services, BOS

MK:TM
07/28/11

**CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2008-00739-(2)
CONDITIONAL USE PERMIT NO. 200800080**

PROJECT DESCRIPTION

This grant authorizes the operation of a pawn shop in the C-3-DP (Unlimited Commercial-Development Program) zone and implements a development program for the subject property, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.

CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required fees have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 4, 5, and 6 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in the Regional Planning's cooperation in the defense, including

but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with to Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested, in writing and with payment of the applicable fee, before the expiration date.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant shall terminate on July 27, 2026.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new permit application with Regional Planning prior to the expiration of this permit, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 6 months prior to the expiration date for this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. **The permittee shall deposit with the County the sum of \$1,400.00.** This deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **seven (7) biennial** (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated, that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
13. All development pursuant to this grant shall conform to the requirements of the County Department of Public Works, the County Fire Department and Fire Warden, and the County Department of Public Health.
14. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. Any new or additional signage shall be in compliance with the Florence-Firestone CSD (County Code Sec. 22.44.138).
16. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". If changes to the site plan are required as a result of instruction given at the public hearing, a revised Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval of the CUP. In the event that subsequent plans are submitted, the written authorization of the property owner is necessary.
17. This grant allows for operation and maintenance of a pawn shop and implements a development program for the subject property in the C-3-DP zone, located at 1560 East Florence Avenue, subject to the following conditions:
 - a. A minimum of five (5) parking spaces shall be continuously maintained on-site;
 - b. Aside from the pawn shop, the property may be utilized for any other use allowed by right within the C-2 (Neighborhood Business) zone;
 - c. No firearms of any kind, except those classified as antiques by Title 18, Section 921(a)(3) of the United States Code, may be bought, sold, bartered, or pawned on site;
 - d. The pawn shop shall not operate between the hours of 7:00 p.m. and 9:00 a.m.;
 - e. All litter and trash shall be collected regularly from the premises and the adjacent rights-of-way;
 - f. A minimum of 76 square feet of landscaping shall be maintained on-site; all landscaping shall be maintained in a neat and healthy condition, free of trash and debris;
 - g. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee; all lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties;

- h. The permittee shall maintain a video surveillance system on the project site, which shall be available for monitoring 24 hours a day. Any illegal activities observed shall be immediately reported to the proper legal authorities, and recordings of such activities shall be made available to these authorities upon request;
- i. The pawn shop shall abide by all applicable regulations of the Los Angeles County Sheriff's Department and the State of California pertaining to pawnbrokers;
- j. Temporary signs, including banners and flags, are expressly prohibited on the exterior of the structure and in the parking lot, and;
- k. As volunteered by the applicant, the rear warehouse, with an area of approximately 3,547 square feet, shall not be separately leased and shall not be utilized for any purpose other than that which is ancillary to the business operating in the front (northern) portion of the structure.

MK:TM
07/28/11

**RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ZONE CHANGE CASE NO. 200800005**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted public hearings in the matter of Zone Change Case No. 200800005 on July 27, 2011; and,

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program).
2. The subject property consists of approximately 0.22 gross acres, located at 1560 East Florence Avenue in the Compton-Florence Zoned District and within the Florence-Firestone Community Standards District (CSD).
3. The Zone Change request was heard concurrently with Conditional Use Permit No. 200800080 as project number R2008-00739-(2) at the July 27, 2011 public hearing.
4. Conditional Use Permit No. 200800080 is a related request to authorize the operation and maintenance of a pawn shop on the subject property.
5. The 200800080 conditional use permit site plan, labeled Exhibit "A", depicts the site plan depicts the existing 5,880-square-foot commercial building on the 0.22-acre property, in which the pawn shop is located. The interior of the structure is divided into a frontal (northern) shop area of 1,259 square feet and storage area of 1,066 square feet, and a rear warehouse area of 3,547 square feet. The existing rear parking contains five parking spaces located to the south of the building and is accessed from Miramonte Boulevard via a 30-foot-wide driveway to the east. Pedestrian access would be from Florence Avenue to the north. The building is located on the northern and western property lines and has a maximum height of 24 feet above grade. 76 square feet of landscaping is located within a planter in the rear parking lot.
6. The subject property is currently zoned C-2 (Neighborhood Business), with a small southern portion zoned R-3-P (Limited Multiple Residence-Parking). The applicant requests to change the zone of only that portion of the property zoned C-2. The subject property is developed with a 5,880 commercial building.
7. Modified conditions warrant a revision in the zoning of the subject property to foster implementation of planning goals and policies listed in the General Plan. Florence Avenue corridor has undergone a transformation during the past several years with the adoption of a Blue Line Transit Oriented District ("TOD")

in 2006 and the improvement of pedestrian amenities and widening of sidewalks in 2009. These actions are meant to achieve the goal of encouraging more intensive and pedestrian-oriented commercial uses near public transit stations. Therefore, these modified conditions warrant a gradual intensification of commercial uses for the area, so long as they remain primarily pedestrian oriented and compatible with surrounding uses.

8. A need exists for the proposed Zone Change from C-2 to C-3-DP. The Florence Avenue corridor has undergone a transformation during the past several years with the adoption of the TOD in 2006 and the improvement of pedestrian amenities and widening of sidewalks in 2009. These actions are meant to achieve the goal of encouraging more intensive and pedestrian-oriented commercial uses near public transit stations. This creates a need for zoning that allows for these uses, such as the proposed C-3-DP zone. The required development program should ensure that allowed uses remain compatible with the surrounding area and remain pedestrian oriented
9. The subject property is a proper location for the proposed C-3-DP zoning classification, as the site is a corner lot along a commercial corridor that includes C-2, C-3, and C-M zoning. While not contiguous, another large C-3 zone is located approximately 110 feet to the west. The adoption of the TOD and the improvement of pedestrian facilities for the area encourage a gradual intensification of commercial uses. The -DP overlay is appropriate, as it limits the type of uses allowed on the site and ensures they continue to be pedestrian oriented.
10. The placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. Since the adoption of the Zoning Ordinance in 1927, pawn shops have become much more regulated in their operations by both state and local government agencies, and it has become much more difficult to buy or sell stolen goods or firearms at such facilities. The pawn shop has also operated without complaints to Zoning Enforcement or the Sheriff's Department for the past ten years, and such a use is relatively indistinguishable from other commercial uses in the vicinity in both operations and clientele.
11. The proposed Zone Change from C-2 to C-3-DP is consistent with the goals and objectives of the General Plan.
12. This project has been determined by the Commission to be exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1, Existing Facilities categorical exemption.

THEREFORE, BE IT RESOLVED, THAT the Regional Planning Commission recommend to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from C-2 to C-3-DP with development restrictions as provided by the related Conditional Use Permit No. 200800080; and
2. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;
3. That the project is exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1, Existing Facilities categorical exemption;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on July 27, 2011.


Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

ZONE CHANGE NO. 200800005

ORDINANCE NO. _____

An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to the Compton-Florence Zoned District No. 60.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Compton-Florence Zoned District No. 60., as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

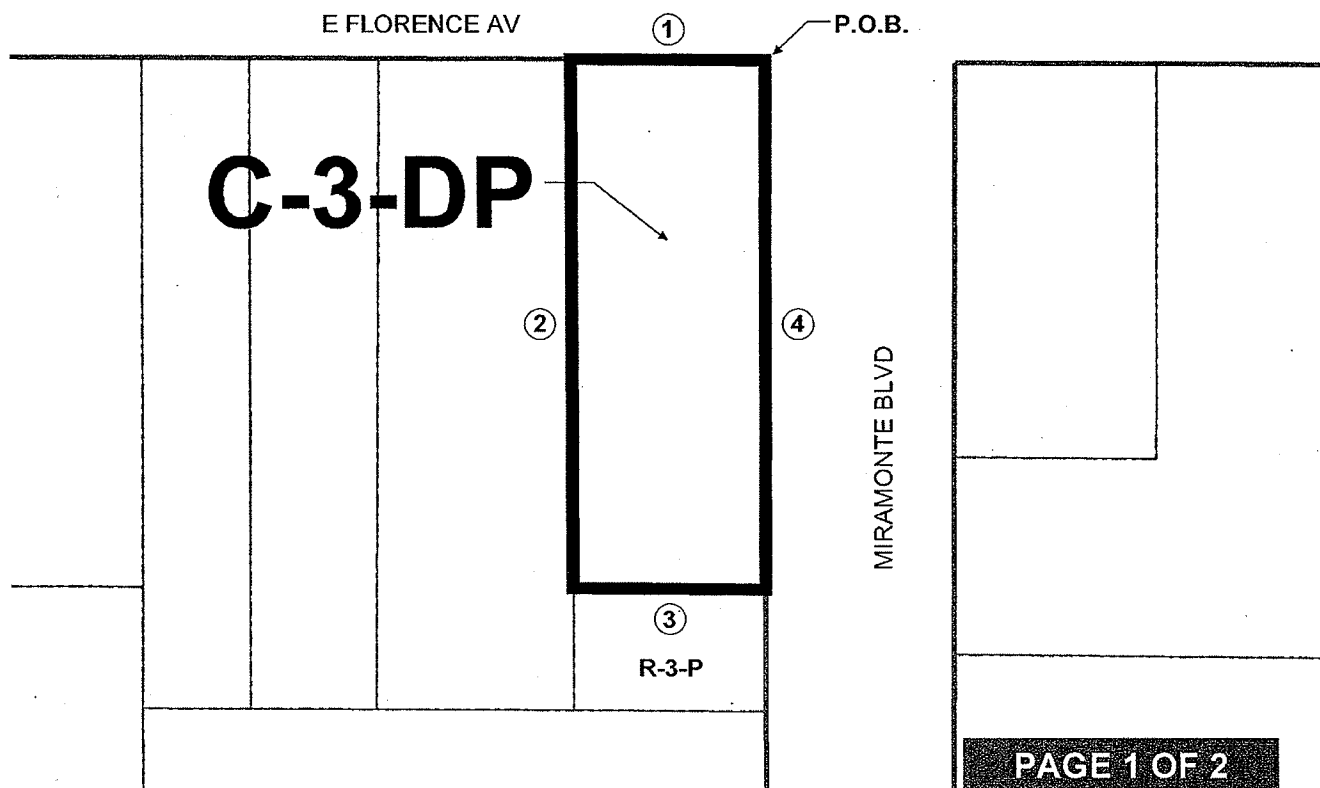
CHANGE OF PRECISE PLAN
COMPTON - FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC2008-00005

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION: THOSE PORTIONS OF THE N.W. ¼ OF THE N.E. ¼ OF SEC. 28, T.2S., R.13W., S.B.M., IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:







BEGINNING AT A POINT OF INTERSECTION OF THE S'LY LINE OF FLORENCE AV. (100' WIDE) WITH THE W'LY LINE OF MIRAMONTE BLVD (50' WIDE);

- ① W'LY ALONG SAID S'LY LINE 53';
- ② — S'LY PARALLEL WITH SAID W'LY LINE OF MIRAMONTE BLVD, 180' TO THE N'LY LINE OF THE LAND CONVEYED TO THOMAS FOXALL, BY THE DEED RECORDED IN BOOK 4221 PAGE 112 OF DEEDS,
- ③ E'LY ALONG THE N'LY LINE OF THE LAND CONVEYED BY SAID DEED, 53' TO THE SAID W'LY LINE OF MIRAMONTE BOULEVARD;

CONTINUE TO PAGE 2

DIGITAL DESCRIPTION: \ZCOZD_COMPTON - FLORENCE\
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 25 50

FEET

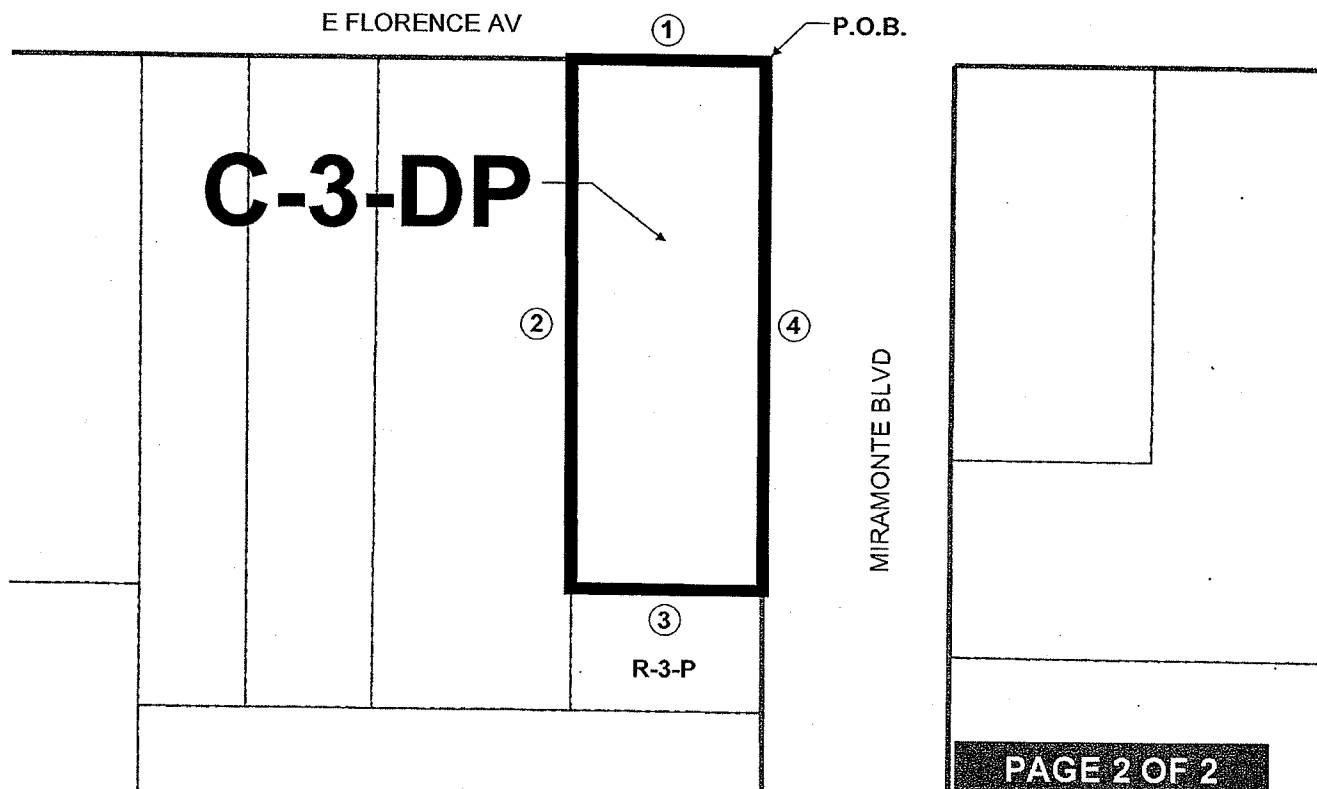
COUNTY ZONING MAP
102H213

CHANGE OF PRECISE PLAN
COMPTON - FLORENCE ZONED DISTRICT
ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC2008-00005

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

④—N'LY ALONG SAID W'LY LINE, 180' TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF ZONED R-3-P AS IDENTIFIED IN THE ZONING MAP FOR THE COMPTON-FLORENCE ZONED DISTRICT, AS AMENDED BY THE LOS ANGELES COUNTY BOARD OF SUPERVISORS BY ORDINANCE NO. 4818 ON DECEMBER 23, 1946, WHICH SHALL REMAIN UNCHANGED.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 25 50

FEET

COUNTY ZONING MAP
102H213

DIGITAL DESCRIPTION: \ZCO\ZD_COMPTON - FLORENCE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

PAT MODUGNO, CHAIR

RICHARD J. BRUCKNER, PLANNING DIRECTOR



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 27, 2011

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
David W. Louie, Commissioner
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner

FROM: Tyler Montgomery *TM*
Zoning Permits West Section

SUBJECT: PROJECT NO. R2008-00739-(2)
ZONE CHANGE NO. 200800005
CONDITIONAL USE PERMIT NO. 200800080
July 27, 2011 Public Hearing
Agenda Item No. 7

In the previously distributed packet, staff inadvertently failed to include draft findings for approval of Conditional Use Permit No. 200800080. These are attached. Also included are updated building elevations, which accurately depict the signage the applicant wishes to maintain on the site. The applicant now proposes to remove the "Casa de Empeno" sign from the northern façade of the building, leaving a total of five signs on the property, which is consistent with the requirements of the Florence-Firestone Community Standards District (CSD).

At this time, staff's recommendation for approval of the above project remains unchanged.

Attachments

Draft findings for CUP 200800080
Revised elevations

MK:TM

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2008-00739-(2)
CONDITIONAL USE PERMIT NUMBER 200800080**

**REGIONAL PLANNING COMMISSION HEARING DATE:
JULY 27, 2011**

SYNOPSIS:

Pursuant to Section 22.56.195 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting a conditional use permit to authorize the operation of a pawn shop within a C-3-DP (Unlimited Commercial—Development Program) zone.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. Pursuant to Section 22.40.030 of Title 22 of the Los Angeles County Code, the applicant requests a CUP to implement a development program for the property, as is required for all zone changes proposed to include a development program ("-DP") overlay. The development program is designed to ensure that all development within the zone conforms to those plans that are submitted during the rezoning process, when such plans are a critical factor in the decision to rezone. Any future changes to the use of the property, other than those specifically allowed in the development program, would require a new CUP.
2. The granting of this conditional use permit is contingent upon the approval of Zone Change No. 200800005 by the Los Angeles County Board of Supervisors.
3. The subject property is located at 1560 East Florence Avenue, in the Compton-Florence Zoned District and within the Florence-Firestone Community Standards District (CSD).
5. The subject property is proposed to be zoned C-3-DP (Unlimited Commercial—Development Program).
6. Surrounding properties within the 500-foot radius of the project are zoned as follows:
North: C-2 (Neighborhood Business); R-3 (Limited Multiple Residence)
South: R-3-P (Limited Multiple Residence—Parking); R-3 (Limited Multiple Residence)
East: C-2 (Neighborhood Business); C-M (Commercial-Manufacturing)
West: C-2 (Neighborhood Business); C-3 (Unlimited Commercial)
7. Land uses within 500 feet of the subject property consist of the following:

North: Small commercial retail and services, single-family residences, apartments
South: Single-family residences, apartments
East: Small commercial retail and services
West: Small commercial retail and services, regional shopping center

8. The existing structure was issued building permits as a drug store on January 16, 1941, before the adoption of zoning on the property, which was established by the Compton-Florence Zoned District in 1945. A pawn shop was established on the subject property in 1999. In 2006, the Treasurer and Tax Collector referred the applicant's most recent business license application to the Department of Regional Planning for its review. At this time, the nature of the pawn shop as an unpermitted use in the C-2 zone was noted. The applicant subsequently applied for a zone change and CUP in order to legalize the use
9. The subject property is designated as Major Commercial in the General Plan Land Use Element, which provides for all types of local and regional commercial uses. The proposed C-3-DP zoning and the operation of a pawn shop would both be consistent with this designation.
10. The site currently contains a one-story, 5,880-square-foot commercial building and five parking spaces on a 0.22-acre parcel. The property is level, mostly paved and located in an urbanized area, surrounded by developed land in all directions, although there is a 0.25-acre vacant lot to its immediate west. The parking is located to the rear (south) of the commercial building and takes access from Miramonte Boulevard to the east via the existing thirty-foot-wide driveway on the property's southeast corner. Approximately 76 square feet of landscaping is maintained on the site within a planter in the rear parking lot.
11. The interior of the structure is divided into a frontal (northern) shop area of 1,259 square feet and storage area of 1,066 square feet, and a rear warehouse area of 3,547 square feet. The existing rear parking lot would accommodate five parking spaces. The parking lot is located to the south of the building and is accessed from Miramonte Boulevard to the west via a 30-foot-wide driveway to the east. Pedestrian access would be from Florence Avenue to the north. The building is located on the northern and western property lines and has a maximum height of 24 feet above grade. The site plan does not accurately depict signage, and, if the project is approved, a new sign plan must be submitted to the Director of the Department of Regional Planning within 30 days depicting no more than five signs with a total area of no more than 75 square feet.
12. The use being requested—a pawn shop—would be a permitted use within the C-3 (Unlimited Commercial) zone, pursuant to Section 22.28.180 of the County Code. However, because the subject property would be rezoned C-3-DP, a CUP is required in order to establish a development program for the property.

13. Development standards for both the C-2 and C-3 zones require that a minimum of ten percent of the net lot area be landscaped (Sec. 22.28.170 and 22.28.220). The project site would contain approximately 70 square feet of landscaping, which is less than one percent of the parcel's net area of 9,580 square feet. However, because the structure was built with the current amount of parking in 1941, before the establishment of zoning standards for the subject property, and the proposed zoning would not require more landscaping on the site, the facility continues to be legally nonconforming. There are no specific setback or height requirements for structures in the C-3 zone.
14. Pursuant to Section 22.52.1100 of the County Code, a pawn shop would require one off-street parking space for every 250 square feet of floor area so used. Because the structure is approximately 5,880 square feet in area, under this standard the facility would require 24 off-street parking spaces. A 40 percent reduction in required spaces would also be allowed, as the property is within a Blue Line Transit Oriented District (TOD), which would result in a requirement of 14 spaces (Sec. 22.44.440). However, because the structure was built with the current amount of parking in 1941, before the establishment of zoning standards for the subject property, and the proposed use would not require more parking than that which previously existed at the site, the facility continues to be legally nonconforming.
15. The Florence-Firestone CSD allows a maximum of five signs, totaling no more than 324 square feet, for a building with 162 feet of street frontage. Not including the hand-painted sign to be removed, six business signs totaling 75 square feet are located on the structure. The applicant has agreed to remove one of these signs within the next 30 days.
16. This project has been determined by staff to be exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1, Existing Facilities categorical exemption.
17. The Land Development Division of the Los Angeles County Fire Department and the Century Station of the Los Angeles County Sheriff's Department was consulted on two separate occasions regarding the project. Regional Planning staff did not receive any comments regarding the proposed project within 90 days. Therefore, it is assumed that these departments have no comments regarding the project.
18. As per the requirements of the Los Angeles County Code, the public hearing was adequately noticed through mailings, newspapers advertisement, and on-site posting. Case-related materials were also posted at the local library and on the Regional Planning web page.
19. Staff received one phone call from an area resident regarding the project proposal. The resident did not have an objection to the pawn shop. However, she did

complain that the rear unit of the property was being rented as a dance hall, and that this periodically caused severe shortages of on-street parking in surrounding residential neighborhoods. Staff visited the site and confirmed the existence of this unpermitted use through the presence of signage on the rear unit. Staff contacted the applicant, who agreed to discontinue the use and remove the observed signs. The signs were removed during the week of May 20, 2011.

20. The exterior appearance of the existing structure is consistent with the character of the surrounding area. The proposed use would have access to off-street parking and would comply with all applicable development standards of the Los Angeles County Zoning Ordinance and General Plan for a commercial retail use. It would also be adequately served by Florence Avenue, a four-lane thoroughfare, and by Miramonte Boulevard, a two-lane collector street, both of which are without major level-of-service issues.
21. The adoption of a development program allowing a pawn shop is unlikely to negatively affect the health, peace, comfort, or welfare of the neighborhood, be detrimental to the use or value of nearby properties, or constitute a menace to the public health, safety, or welfare. Since the adoption of the Zoning Ordinance in 1927, pawn shops have become much more regulated in their operations by both state and local government agencies, and it has become much more difficult to buy or sell stolen goods or firearms at such facilities. The pawn shop has also operated without complaints to Zoning Enforcement or the Sheriff's Department for the past ten years, and such a use is relatively indistinguishable from other commercial uses in the vicinity in both operations and clientele.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area; and
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare; and
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features; and
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Sections 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 200800080 is **APPROVED** subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

c: Commission Services, BOS

MC:TM
07/07/11



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 21, 2011

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
David W. Louie, Commissioner
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner

FROM: Tyler Montgomery *TM*
Zoning Permits West Section

SUBJECT: **PROJECT NO. R2008-00739-(2)**
ZONE CHANGE NO. 200800005
CONDITIONAL USE PERMIT NO. 200800080
July 27, 2011 Public Hearing
Agenda Item No. 7

The attached items were received after the preparation of the previous memo. An updated site plan was submitted by the applicant depicting five on-site parking spaces, which would achieve consistency with applicable parking standards for the property. The applicant has also stated that updated elevations and a sign plan will be submitted prior to the July 27, 2011 hearing date.

A letter of opposition to the project, dated July 19, 2011, was received from David S. Fisher, an attorney representing the owners of the property at 1724 East Florence Avenue, located approximately 945 feet to the east of the project site. Mr. Fisher states that the proposed use is inconsistent with the Florence-Firestone Community Standards District (CSD), that too many pawn shops currently operate in the area, and that inadequate parking exists for the use. It is also his belief that the applicant has been operating knowingly without a valid business license since 1998. As stated in the previous staff report, this cannot be confirmed or denied by the County. However, the applicant has submitted copies of pawnbroker licenses issued from 2001 to 2011 (attached). These permits are issued by the Los Angeles County Sheriff's Department on behalf of the state and are separate from business licenses, which are issued by the County Treasurer and Tax Collector.

Mr. Fisher also requests that, should the permits be granted, certain conditions of approval be added, including restricting the business hours from 9:00 a.m. to 5:00 p.m., hiring an armed guard, and prohibiting banner and flag type signs. Staff does not believe that the restriction of hours or the hiring of an armed guard is necessary, as the currently closing hour of 7:00 p.m. is reasonable, and the facility currently has a surveillance system and a buzzer-controlled entry door, as well as plexiglass partitions separating cashiers from customers. While banner and flag type signs are already prohibited by the County Code, staff is not averse to adding a condition that specifically forbids them on this site.

The applicant's attorney, Charles J. Moore, has also submitted a letter, dated July 21, 2011, detailing reasons for approving the above requested permits. The letter emphasizes, the applicant's longstanding ties to the local community, the diligent manner in which the applicant has attempted to comply with all applicable laws,

PROJECT NO. R2008-00739-(2)
ZONE CHANGE NO. 200800080
CONDITIONAL USE PERMIT NO. 200800080

REGIONAL PLANNING COMMISSION MEMO
July 21, 2011
PAGE 2 OF 2

the compatibility of the pawn shop with the dynamic local community, and the compatibility of the project with the Florence-Firestone CSD.

On July 18, 2011, staff received a phone call from an area resident complaining that the dance hall on the subject property, which had been operating without a permit, had been utilized for an event during the previous weekend, causing a severe lack of parking on neighboring streets. The applicant had previously agreed to discontinue the use during the week of July 4, 2011. After inquiring about this, the applicant indicated that he had given the tenant a 30-day notice to vacate the property, and that the unit would be vacant by the first week of August. A letter from the tenant, Roberto Ramirez, dated July 20, 2011 (attached), states that this is indeed the case.

At this time, staff's recommendation for approval of the above project remains unchanged.

Attachments

Revised site plan
Opposition letter, dated 7/19/11
Pawnbroker licenses (2001-2011)
Applicant letter, dated 7/21/11
Letter from Roberto Ramirez, dated 7/20/11

MK:TM

DAVID S. FISHER,
A PROFESSIONAL CORPORATION

DAVID S. FISHER, A PROFESSIONAL CORPORATION
MEMBER, THE STATE BAR OF CALIFORNIA
MEMBER, THE DISTRICT OF COLUMBIA BAR
MEMBER, UNITED STATES DISTRICT COURT,
CENTRAL, EASTERN, NORTHERN AND SOUTHERN BARS
MEMBER, SUPREME COURT OF THE UNITED STATES BAR
MEMBER, ASSOCIATION OF TRIAL LAWYERS OF AMERICA

OUR FILE NO. VRAD100

July 19, 2011

Via E-Mail (Tmontgomery@planning.lacounty.gov)
and fax ((213) 626-0434)

Mr. Tyler Montgomery
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Re:	Permits:	R2008-00739, RZC 200800005, RCUP 200800080
	Projection Location:	1560 East Florence Avenue, Florence-Firestone
	Description:	Zone Change and Conditional Use Permit to allow the operation of a pawn shop
	Hearing Date:	July 20, 2011, 9:00 a.m.
	Applicant:	JEMS Enterprise, Inc. dba Jack's Jewelry & Loan

Dear Mr. Montgomery:

This law firm represents HP Star Properties, LLC ("HP"), the owner of the property commonly known as 1724 E. Florence Avenue, Los Angeles, CA.

HP objects to the Applicant's application to change the zoning of that portion of the property (1560 East Florence Avenue), currently zoned C-2, to C-3 DP, as well as to applicant's request for a conditional use permit to authorize the operation of a pawn shop within the C-3 DP zone. HP objects to the application on the grounds that (a) it is not consistent with the requirements of Los Angeles County's General Plan and the Florence-Firestone Community Plan, and (b) Applicant lacks clean hands.

A pawn shop is a prohibited use within the C-2 zone. The pawn shop has been illegally operating since approximately 1998, when it applied for a business license to operate a pawnshop, and was denied the license because a pawn shop was a prohibited use back then, and now. The pawn shop is currently operating under a clean hands waiver from the Department of Regional Planning pursuant to Los Angeles County Code, Sec. 22.04.110.

The Use is Inconsistent with the General and the Florence-Firestone Community Plans

The Florence-Firestone Community Plan cites inadequacies with safety, opportunities for recreation, and a need for neighborhood amenities as top priorities for its citizens. Applicant's pawnshop addresses none of these concerns.

DAVID S. FISHER,
A PROFESSIONAL CORPORATION

Mr. Tyler Montgomery
Department of Regional Planning
July 19, 2011
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Florence Avenue is inundated with pawnshops. There is a proliferation of new pawn shops opening up in areas that are over-served and in need of more basic community amenities. The Los Angeles County Treasurer and Tax Collector business license search reveals these facts:

- There are no less than 28 permitted, active pawnshops operating in the unincorporated part of Los Angeles County
- Of these pawnshops, no less than nine (9) are physically located on E. Florence Avenue, including:
 - ◆ Charles Jewelry & Loan Co., pawnbroker, 2648 E. Florence Avenue
 - ◆ Eldorado Pawn & Jewelry, pawnbroker, 2622 E. Florence Avenue
 - ◆ Florence Pawn Shop, pawnbroker, 1741 E. Florence Avenue
 - ◆ Latino Pawn Shop, pawnbroker, 1815 E. Florence Avenue
 - ◆ Lennox Enterprise, Inc., pawnbroker, 2644 E. Florence Avenue
 - ◆ Prendamex Social Computer, pawnbroker, 2666 E. Florence Avenue
 - ◆ Righttime Enterprise, pawnbroker, 2716 E. Florence Avenue
 - ◆ Silverado Pawn & Jewelry, Inc., pawnbroker, 2600 E. Florence Avenue
 - ◆ The Gold Exchange, pawnbroker, 2658 Florence Blvd.
- The Applicant and/or its principal, Jack Shut, either owns and/or operates alone or with one or more "partners" a second pawnshop listed with the County as "Florence Pawn Shop" (located at 1741 E. Florence Avenue - one block away from Applicant's unlicensed pawnshop); a third pawnshop listed with the County as "Lennox Enterprise, Inc." (located at 2644 E. Florence Avenue - one mile away from Applicant's unlicensed pawnshop); and a fourth pawnshop listed with the County as "Righttime Enterprise" (located at 2716 E. Florence Avenue - also in proximity to Applicant's unlicensed pawnshop).

There is inadequate parking at the location. Currently, there are five parking spaces located in the back of the building. Current parking requirements for a 5,880 square foot commercial building call for 24 parking spaces (one per every 250 square feet). Even with an allowable forty percent (40%) reduction permitted by the Blue Line Transit Oriented District, there is still a requirement for 14 spaces.

Los Angeles County Code Sec. 22.16.110 requires that the applicant demonstrate facts supporting a zone change burden of proof, including a showing that there exists a need for the proposed zone classification and placement of the proposed zone at the location is in the best interest of public health, safety and general welfare. Applicant's burden of proof document does not meet this requirement. There is an abundance of pawnshops on or about Florence Avenue, and Applicant's pawnshop does not promote the public health, safety and general welfare. Indeed, the area in question is crime ridden, lacks adequate recreational facilities, and adds to an existing

DAVID S. FISHER,
A PROFESSIONAL CORPORATION

Mr. Tyler Montgomery
Department of Regional Planning
July 19, 2011
Page Three

unsafe area. Moreover, the pawnshop does nothing to promote the health, peace, comfort or welfare of persons residing or working in the surrounding area; does not increase or add to the overall general use, enjoyment or valuation of the property of other persons located in the general vicinity; and does not promote the public health, safety or general welfare.

Applicant's Lack of Clean Hands

HP is informed and believes that in or about 1998, when Applicant first started his pawnshop, Jack Shut appeared before the County to obtain a business license, and was informed at that time that a pawnshop was not a permitted use within the C-2 zone. Rather than respect that information, HP believes that Mr. Shut ignored the County and operated his business in flagrant violation of County Zoning Codes. HP believes that Mr. Shut would have continued to operate as an unpermitted use indefinitely, until the Treasurer and Tax Collector referred the Applicant's most recent business license application to the Department of Regional Planning for its own review.

HP is also informed and believes that the Applicant does not follow strict laws (i.e., Ca. Financial Code, Sec. 21200, et seq.) which governs the maximum charge a pawnbroker may charge its customers.

Finally, HP is informed and believes that the Applicant uses a portion of its building for a dance hall, another unpermitted use within the C-2 zone.

Additional Proposed Conditions to Granting of CUP

While HP in no way consents to the granting of the zoning variance and CUP, if the Regional Planning Commission is determined to do so, HP urges the Commission to impose additional conditions, including, but not limited to:

- ◆ The grant shall terminate after five (5) years (not 15)
- ◆ Hours of operation shall be from 9:00 a.m. to 5:00 p.m.
- ◆ An armed guard shall be posted outside the property at all times of operation
- ◆ No neon lights shall be permitted on or about the property
- ◆ No sign twirlers shall be permitted on or about the property
- ◆ No "banana" flag poles or signs be permitted on or about the property

HP respectfully requests that the Los Angeles County Regional Planning Commission deny the Applicant's application for a zoning variance and Conditional Use Permit. In the alternative, HP requests that

DAVID S. FISHER,
A PROFESSIONAL CORPORATION

Mr. Tyler Montgomery
Department of Regional Planning
July 19, 2011
Page Four

a further public hearing be held on this matter to allow HP additional time to obtain additional information. Finally, if neither of the above requests are granted, then HP respectfully requests that the above-listed conditions be imposed. HP respectfully requests that this letter be made part of Applicant's file.

Very truly yours,

DAVID S. FISHER,
A PROFESSIONAL CORPORATION

David S. Fisher

DAVID S. FISHER, President

DSF/mr
cc: Client

State of California
PAWNBROKER LICENSE

(SECTION 21300 & 21301, FINANCIAL CODE)

☒ CHECK IF RENEWAL

LICENSE NUMBER: 1900-0885

BUSINESS NAME: Jack's Jewelry & Loan Corporation

BUSINESS ADDRESS: 1560 E. Florence Avenue

Los Angeles, CA. 90001

OFF SITE STORAGE LOCATION (IF ANY):

None

BUSINESS PHONE: 213 804-4880

BUSINESS OWNER(S): Shut, Jack

LICENSING AGENCY: L.A. Co. Sheriff's Dept.

This license enables the business shown above to engage in the business of a pawnbroker and secondhand dealer at the address shown above in accordance with the provisions of Division 8, Chapter 3 of the Financial Code.

Green-Licensee copy
Pink-Licensing Authority copy
Blue-DOJ copy

**THIS LICENSE IS NOT
TRANSFERABLE, AND MUST
BE VISIBLY DISPLAYED ON
THE BUSINESS PREMISE.**

This license does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of the business specified above.

DATE OF ISSUE: 10-14-00

DATE OF EXPIRATION: 10-14-02

SIGNATURE OF ISSUING OFFICER

Robert J. Malone

NAME OF ISSUING OFFICER

Captain

TITLE OF ISSUING OFFICER

JUS 126B (5/97)

State of California
PAWNBROKER LICENSE

(SECTION 21300 & 21301, FINANCIAL CODE)

☒ CHECK IF RENEWAL

LICENSE NUMBER: 1900-0685

OR EST

BUSINESS NAME: Jack's Jewelry & Loan Corporation

THIS LICENSE IS NOT
TRANSFERABLE, AND MUST
BE VISIBLY DISPLAYED ON
THE BUSINESS PREMISE.

BUSINESS ADDRESS: 1560 E Florence Avenue

STREET ADDRESS

Los Angeles CA 90001

CITY

ZIP CODE

OFF SITE STORAGE LOCATION (IF ANY)

None

STREET ADDRESS

CITY

BUSINESS PHONE: (213) 804-4880

BUSINESS OWNER(S): Shut - Jack

DATE OF ISSUE: 12-31-01

DATE OF EXPIRATION: 12-31-03

LICENSING AGENCY: Los Angeles Co Sheriff's Dept.

This license enables the business shown above to engage in
the business of a pawnbroker and secondhand dealer at the
address shown above in accordance with the provisions of
Division 8, Chapter 3 of the Financial Code.

SIGNATURE OF ISSUING OFFICER

Robert A. Osborne
NAME OF ISSUING OFFICER

Captain

TITLE OF ISSUING OFFICER

Green-Licensee copy
Pink-Licensing Authority copy
Blue-DOJ copy

JUS 1268 (6/97)

State of California
PAWNBROKER LICENSE
(SECTION 21300 & 21301, FINANCIAL CODE)

☒ CHECK IF RENEWAL

LICENSE NUMBER: 1900-0385

ORI EST

BUSINESS NAME: Jack's Jewelry & Loan Corp

BUSINESS ADDRESS: 1560 W. Placentia Ave

Los Angeles Ca. 90001

CITY ZIP CODE

OFF SITE STORAGE LOCATION (IF ANY):

None

BUSINESS PHONE: 213 804-1880

BUSINESS OWNER(S): Shut, Jack

LICENSING AGENCY: LASD

This license enables the business shown above to engage in the business of a pawnbroker and secondhand dealer at the address shown above in accordance with the provisions of Division 6, Chapter 3 of the Financial Code

Green-Licensee copy
Pink-Licensing Authority copy
Blue-DOJ copy

**THIS LICENSE IS NOT
TRANSFERABLE, AND MUST
BE VISIBLY DISPLAYED ON
THE BUSINESS PREMISE.**

This license does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of the business specified above.

DATE OF ISSUE: 12/31/03

DATE OF EXPIRATION 12/31/05

Robert A. Osborne
SIGNATURE OF ISSUING OFFICER

Robert A. Osborne
NAME OF ISSUING OFFICER

Captain
TITLE OF ISSUING OFFICER

JUS 126B (5-97)

State of California
PAWNBROKER LICENSE
(SECTION 21300 & 21301, FINANCIAL CODE)

☒ CHECK IF RENEWAL

LICENSE NUMBER: 1900-0885

BUSINESS NAME: Jack's Jewelry & Loan Corp.

BUSINESS ADDRESS: 1560 E. Florence Ave.

Los Angeles, Ca. 90001

OFF SITE STORAGE LOCATION (IF ANY):

None

BUSINESS PHONE: (213) 804-4880

BUSINESS OWNER(S): Shut, Jack

LICENSING AGENCY: LASD

This license enables the business shown above to engage in the business of a pawnbroker and secondhand dealer at the address shown above in accordance with the provisions of Division 8 Chapter 3 of the Financial Code.

Green-Licensee copy
Pink-Licensing Authority copy
Blue-OOJ copy

**THIS LICENSE IS NOT
TRANSFERABLE, AND MUST
BE VISIBLY DISPLAYED ON
THE BUSINESS PREMISES.**

This license does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of the business specified above.

DATE OF ISSUE: 12/31/05

DATE OF EXPIRATION: 12/31/07

SIGNATURE OF ISSUING OFFICER

Stephen B. Johnson

NAME OF ISSUING OFFICER

Captain

TITLE OF ISSUING OFFICER

JUS 126B (5/03)

State of California
PAWNBROKER LICENSE

(SECTION 21300 & 21301, FINANCIAL CODE)

☒ CHECK IF RENEWAL

LICENSE NUMBER: 1900-0885

BUSINESS NAME: JACK'S JEWELRY & LOAN

BUSINESS ADDRESS: 1560 E. FLORENCE AVE.
LOS ANGELES, CA 90001

OFF SITE STORAGE LOCATION (IF ANY): *

NONE

BUSINESS PHONE: (213) 804-4880

BUSINESS OWNER(S): SHUT, JACK

LICENSING AGENCY: LASD

This license enables the business shown above to engage in the business of a pawnbroker and secondhand dealer at the address shown above in accordance with the provisions of Division 8, Chapter 3 of the Financial Code.

Green-License copy
Pink-Licensing Authority copy
Blue-DOJ copy

**THIS LICENSE IS NOT
TRANSFERABLE, AND MUST
BE VISIBLY DISPLAYED ON
THE BUSINESS PREMISES.**

This license does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of the business specified above.

DATE OF ISSUE: 12/31/07

DATE OF EXPIRATION: 12/31/09

STEPHEN B. JOHNSON
SIGNATURE OF ISSUING OFFICER
STEPHEN B. JOHNSON
NAME OF ISSUING OFFICER

CAPTAIN
TITLE OF ISSUING OFFICER

JUS 126B (5/03)

GSP 03 77254



State Of California
Office of the Attorney General
Department of Justice

PAWNBROKER LICENSE

In accordance with the provisions of Sections 21300 and 21301 of the
Financial Code, license number 19000885 is granted to:

JACK'S JEWELRY & LOAN

to conduct a Pawnbroker business at
1560 E. FLORENCE AVENUE
LOS ANGELES

Off Site Storage Location (If Any)
NONE

Business Owner: SHUT JACK

Business Phone: 323-582-3010

Issue Date: 12/31/2009

Expiration Date: 12/31/2011

Check if Renewal: ☒

Failure to renew this license prior to the expiration date specified above will
result in the license being revoked. A new license will be required including an
initial application and all associated fees.

This license is not transferable and must be visibly displayed on the business premise.

This license does not affect the power of a city, county, or city and county to
charge a fee or tax upon the conduct of business specified above.

This license enables the business shown above to engage in the business of a
pawnbroker and secondhand dealer at the address shown above in accordance with the
provisions of Division 8 of the Financial Code.

JUS 126B

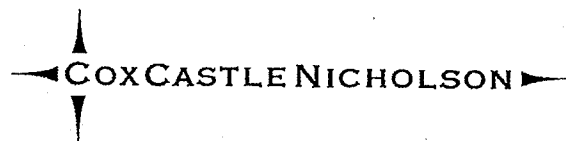
Original copy to Licensee. One copy to Licensing Authority and One copy to the DOJ.

LOS ANGELES COUNTY SHERIFF
LICENSING AGENCY

James L. Pittman
SIGNATURE OF ISSUING OFFICER

JAMES L. PITTMAN
NAME OF ISSUING OFFICER

Captain
TITLE OF ISSUING OFFICER



Cox, Castle & Nicholson LLP
2049 Century Park East, 28th Floor
Los Angeles, California 90067-3284
P 310.277.4222 F 310.277.7889

Charles J. Moore
310.284.2286
cmoore@coxcastle.com

July 21, 2011

File No. 53970

Regional Planning Commission
County of Los Angeles
170 Hall of Records
320 West Temple Street
Los Angeles, California 90012

Re: Existing Pawnshop at 1560 East Florence Avenue;
Regional Planning Commission Continued Hearing Date: July 27, 2011;
Project No. R2008-00739, RZC 200800005, RCUP 200800080

Dear Commissioners:

We represent the owner and operator of the existing pawnshop located at 1560 East Florence Avenue, in the Florence-Firestone area of the County of Los Angeles ("County"). The property owner requests a change in zoning and a conditional use permit to continue the successful operation of his business, which has existed at its current location since 1999.

**The Applicant Requests a Zone Change and Conditional Use Permit to Conform
His Existing Business to the County Zoning Regulations**

The subject property is designated on the general plan land use map as Major Commercial (C) and is depicted on the County's official zoning maps as Neighborhood Business (C-2). The applicable C-2 zoning permits a wide range of commercial uses such as restaurants and specialty stores, automotive and retail shops, and medical and professional offices.

Nearby properties are depicted within the C-2, Unlimited Commercial (C-3), and Commercial Manufacturing (C-M) zoning categories and are dotted with uses as divergent as automobile and machine repair shops to churches and nursery schools. Pawnshops are authorized as a conditional use in C-3 zone, but are not permitted in the C-2 zone. In addition to the change of commercial zone, Staff recommends imposition of a development program combining zone ("DP") to limit use of the property to the pawnshop or any use permitted by right in the current C-2 zone.

**The Applicant is a Committed Businessman with
Longstanding Ties to the Local Community**

The applicant owns several successful businesses in the local community. He first received a business license for a pawnshop on the subject property in 1999, and has operated without complaint ever since.

53970\4091044v6

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Moreover, the applicant is committed to maintaining his properties and fostering good ties with his neighbors. He consistently reinvests in the at least seven properties he owns in the unincorporated County. For example, he recently completed a commercial building at 10903 Hawthorne Boulevard, allowing a lot that had sat vacant for 15 years to finally be put to productive use. He is eager to continue this mutually-beneficial relationship with the County.

The applicant has worked continually with appropriate County agencies and he actively engages the Planning Department in efforts to encourage widespread compliance with County regulations. In fact, the applicant learned that a zone change and conditional use permit were needed for the subject property when he contacted the Department to file a complaint about an adjacent overgrown vacant lot. The applicant was concerned that the lot adjoining his pawnshop was an eyesore and an attractive nuisance. However, staff mistakenly investigated the applicant's property, rather than the neighboring vacant lot. It was only then that the applicant learned that a pawnshop requires C-3 zoning and a conditional use permit.

The Applicant Has Diligently Processed this Application For Three Years

The applicant submitted an application for a change of zone and conditional use permit on April 22, 2008. Despite the applicant's desire to resolve this matter quickly, the Department did not complete its initial review of the application until eight months later, as evidenced by its Notice of Incomplete Application dated December 30, 2008. The applicant promptly provided the Department with all of the materials requested in the notice. Further, he sought guidance from the Department on how to best comply with the aesthetic requirements and building paint color suggestions in the applicable transit oriented development ("TOD") ordinance.

Two years after the initial application was submitted, staff requested that the applicant apply for a waiver pursuant to County Code § 22.04.110 to allow the pawnshop to continue its current operations while Staff continued to process the request for entitlements. The applicant promptly submitted the requested application. The Director granted a waiver in January of this year, and the applicant has complied with all interim operating conditions. The pawnshop remains a full participant in this active commercial corridor.

The applicant has worked closely with staff throughout this lengthy entitlement process, continuing to respond to each of staff's needs. For example, the applicant revised the site plan to remove a preexisting sign and to paint over parts of the building. Please see the current site plan at Exhibit A. The applicant also restriped the parking lot at staff's request. The five on-site parking spaces are sufficient to serve the pawnshop and, as described in Staff's report, are legal nonconforming because the site was built in 1941, prior to the adoption of zoning standards for the property.

With some effort, the applicant managed to satisfied all of Staff's recent requests prior to the Commission hearing, and the building presently complies with all applicable regulations.

**The Existing Business Complies With All Other Applicable
State and Federal Laws and Local Ordinances**

As a businessman with many interests in the area, the applicant takes great care to comply with all applicable laws and regulations. Pawn services play a valuable role by injecting liquidity into the local economy, and strict compliance with all rules is necessary to protect the interests of property owners and sellers alike. The pawnshop is closely managed and employs at least two members of the community. The applicant has consistently maintained his business license in accordance with County Code § 7.76.220. The applicant satisfies all daily electronic reporting requirements and the Sheriff's Department has not received a single complaint regarding the pawnshop since it opened in 1999. Pawnshops are heavily regulated by a variety of state and local agencies, and the applicant carefully maintains his licensing and registration with the Department of Justice and the Sheriff's Department. The Sheriff's Department did not object to the continued operation of the pawnshop. In fact, the only opposition surfaced just this week and is lodged by a nearby property owner who objects to the pawnshop for anti-competitive and personal reasons unrelated to the business operation.

**The Pawnshop Contributes to the Vibrant and
Dynamic Florence-Firestone Community**

Florence-Firestone is a bustling community filled with a wide mix of small businesses. The area is easily accessible by car and public transit via buses and the Metro Blue Line. The Florence Station is located only two blocks from the subject property. In recent years, the County has undertaken a concerted effort to revitalize this area, including the adoption of the Florence Station TOD ordinance to establish community-specific standards and encourage economic recovery. All along Florence Avenue, and especially on the blocks closest to the Metro Station, official streetlight banners and beautification projects have improved neighborhood aesthetics and encourage new business growth. The installation of improved pedestrian amenities such as wider sidewalks, updated bus stops, and modern bicycle facilities further integrate the wide scope of commercial, retail, and pedestrian-oriented services and stores. Though the various TOD ordinances often lack meaningful tools for implementation in preexisting, aging communities, here the TOD operates to effectively support and foster pedestrian activity and small businesses such as the pawnshop.

Though Florence Avenue is a notable commercial corridor, the area also contains substantial properties zoned for manufacturing and residential uses. The various buildings and uses are freely intermixed with seemingly no ascertainable visual boundaries separating diverse, and at times divergent, uses. As the area developed over its long history, local businesses have catered to an ever changing population. The result of years of demographic and cultural shifts is a community marked by a unique variety of specialty and ethnic restaurants and food sellers, beauty and hair salons, retailers of new and used products, automobile service stations, financial institutions, and professional and medical services, among other uses.

**Technical Distinctions Between Commercial Zoning Designations
Have Little Practical Impact in Florence-Firestone**

Given the ad hoc nature of development in the area, it is unsurprising that there is little apparent difference between the many parcels zoned C-2 and C-3. For example, along Florence Avenue there is a mixture of C-2 properties immediately adjacent to properties zoned C-3. These C-3 properties contain a range of businesses from small independent shops to automobile warehouses and service stations. Furthermore, just east of the pawnshop, the majority of commercially zoned properties are designated C-3 in recognition of the diverse commercial needs of the community. Essentially none of these distinctions are recognizable to the average passerby. Please see Exhibit B for a County zoning map for the Florence Avenue area.

While the applicant requested the rezoning and conditional use permit to bring the property into strict compliance with the law, the Commission should note the delay and expense that property owners bear when faced with unprovoked enforcement actions with little practical effect. Here, the change of zone and conditional use permit will have no impact on the pawnshop or the community because the applicant already complies with all other County requirements and the proposed conditions of approval.

**The Existing Pawnshop Furthers the Goals of the Florence-Firestone
Community Standards District**

The County's Florence-Firestone Community Standards District ("CSD") (County Code § 22.44.138) can and should be used to encourage the economic vitality of this diverse and underserved community. The continued implementation of the Florence Station TOD ordinance has the potential to bring new economic growth to the area. The mix of land uses spread along Florence Avenue brings a lively sense to the community; pedestrian-friendly amenities complement the broad range of economic activities bringing people to the neighborhood. Just as important, however, is the County's support of the existing small businesses and commercial activities that have shaped the long history of the Florence-Firestone community.

The pawnshop is compatible with the policy goals and restrictions of the CSD. The CSD was established to "improve the appearance of the community and to promote the maintenance of structures and surrounding properties." (County Code § 22.44.138(A).) The applicant diligently maintains his properties in compliance with the development standards in the CSD. For example, the applicant has a painting program in place so he can quickly repaint over graffiti as required by County Code § 22.44.138(C)(1), even though no violations have been issued. Likewise, when the applicant recently discovered that a rooftop sign and hand painted sign on the building were not permitted under the CSD, he immediately took steps to bring the property into compliance with the CSD standards. He is eager to conclude this change of zone and conditional use permit entitlement process, and to continue working with the County to revitalize this community.

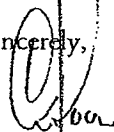
The Development Program Combining Zone Designation is an Unnecessary Restriction

The proposed development program combining zone designation is unwarranted in this case. The pawnshop has operated successfully at this location for twelve years, and the applicant intends to continue operations for the foreseeable future. However, the development program designation could have unintended consequences on the viability of the property; for example, lenders may be reluctant to provide financing for properties encumbered with use limitations like the development program, or potential buyers could be dissuaded by the operating limitations unnecessarily imposed by the development program.

Moreover, the development program designation is antithetical to the spirit and tradition of the Florence-Firestone community. The distinct mix of modern and historic structures, commercial, industrial and retail uses, and a full range of personal and medical services is the direct result of years of economic turnover and the introduction of revitalizing redevelopment. The existing map of zoning designations for this area is based primarily on whatever the existing use was when the map was drawn. There is no reason for the zoning code to cling to dated, haphazard zoning schemes. Rather than using a development program to limit the flexibility of the applicant to make the best and most beneficial use of his property under the zoning code, *e.g.*, any use permitted by right in a C-3 zone, the Commission should encourage business owners to innovate and reinvest in existing communities and properties like the one at issue here.

For the reasons stated above, we respectfully request that the Commission adopt the recommendations of the staff report, and approve the zone change and conditional use permit.

Sincerely,

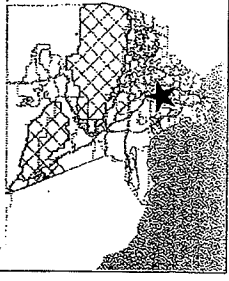
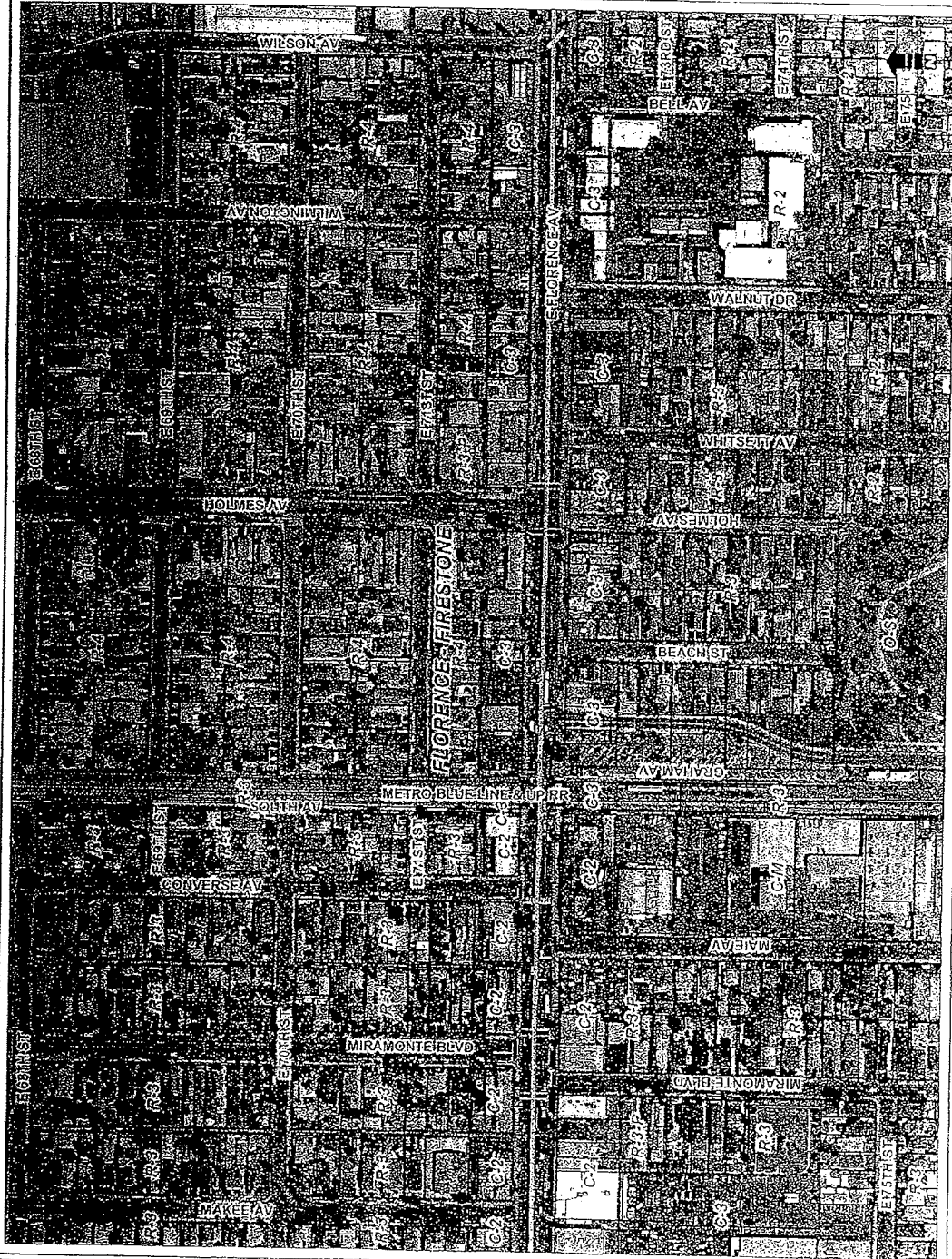


Charles J. Moore

CJM/KJP

cc: Richard Bruckner
Sorin Alexanian
Tyler Montgomery
Pat Hachiya
Steve Burger
Janna Masi
Patricia Keane, Esq.
Dan Rosenfeld
Karly Katona

Los Angeles County
Department of Regional Planning | Florence Ave - zoning



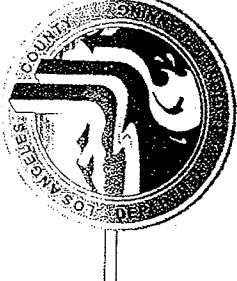
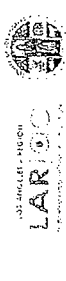
Legend

Base Layers

- 1. Aerial Imagery
- 2. Street Network
- 3. Zoning Districts
- 4. Transportation Network
- 5. Land Use
- 6. Topography
- 7. Water Features
- 8. Building Footprints
- 9. Vegetation
- 10. Other

Zoning

- 1. Single-Family Residential (R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100)
- 2. Medium-Density Residential (RM, RM2, RM3, RM4, RM5, RM6, RM7, RM8, RM9, RM10, RM11, RM12, RM13, RM14, RM15, RM16, RM17, RM18, RM19, RM20, RM21, RM22, RM23, RM24, RM25, RM26, RM27, RM28, RM29, RM30, RM31, RM32, RM33, RM34, RM35, RM36, RM37, RM38, RM39, RM40, RM41, RM42, RM43, RM44, RM45, RM46, RM47, RM48, RM49, RM50, RM51, RM52, RM53, RM54, RM55, RM56, RM57, RM58, RM59, RM60, RM61, RM62, RM63, RM64, RM65, RM66, RM67, RM68, RM69, RM70, RM71, RM72, RM73, RM74, RM75, RM76, RM77, RM78, RM79, RM80, RM81, RM82, RM83, RM84, RM85, RM86, RM87, RM88, RM89, RM90, RM91, RM92, RM93, RM94, RM95, RM96, RM97, RM98, RM99, RM100)
- 3. High-Density Residential (RH, RH2, RH3, RH4, RH5, RH6, RH7, RH8, RH9, RH10, RH11, RH12, RH13, RH14, RH15, RH16, RH17, RH18, RH19, RH20, RH21, RH22, RH23, RH24, RH25, RH26, RH27, RH28, RH29, RH30, RH31, RH32, RH33, RH34, RH35, RH36, RH37, RH38, RH39, RH40, RH41, RH42, RH43, RH44, RH45, RH46, RH47, RH48, RH49, RH50, RH51, RH52, RH53, RH54, RH55, RH56, RH57, RH58, RH59, RH60, RH61, RH62, RH63, RH64, RH65, RH66, RH67, RH68, RH69, RH70, RH71, RH72, RH73, RH74, RH75, RH76, RH77, RH78, RH79, RH80, RH81, RH82, RH83, RH84, RH85, RH86, RH87, RH88, RH89, RH90, RH91, RH92, RH93, RH94, RH95, RH96, RH97, RH98, RH99, RH100)
- 4. Commercial (C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19, C20, C21, C22, C23, C24, C25, C26, C27, C28, C29, C30, C31, C32, C33, C34, C35, C36, C37, C38, C39, C40, C41, C42, C43, C44, C45, C46, C47, C48, C49, C50, C51, C52, C53, C54, C55, C56, C57, C58, C59, C60, C61, C62, C63, C64, C65, C66, C67, C68, C69, C70, C71, C72, C73, C74, C75, C76, C77, C78, C79, C80, C81, C82, C83, C84, C85, C86, C87, C88, C89, C90, C91, C92, C93, C94, C95, C96, C97, C98, C99, C100)
- 5. Industrial (I1, I2, I3, I4, I5, I6, I7, I8, I9, I10, I11, I12, I13, I14, I15, I16, I17, I18, I19, I20, I21, I22, I23, I24, I25, I26, I27, I28, I29, I30, I31, I32, I33, I34, I35, I36, I37, I38, I39, I40, I41, I42, I43, I44, I45, I46, I47, I48, I49, I50, I51, I52, I53, I54, I55, I56, I57, I58, I59, I60, I61, I62, I63, I64, I65, I66, I67, I68, I69, I70, I71, I72, I73, I74, I75, I76, I77, I78, I79, I80, I81, I82, I83, I84, I85, I86, I87, I88, I89, I90, I91, I92, I93, I94, I95, I96, I97, I98, I99, I100)
- 6. Office (O1, O2, O3, O4, O5, O6, O7, O8, O9, O10, O11, O12, O13, O14, O15, O16, O17, O18, O19, O20, O21, O22, O23, O24, O25, O26, O27, O28, O29, O30, O31, O32, O33, O34, O35, O36, O37, O38, O39, O40, O41, O42, O43, O44, O45, O46, O47, O48, O49, O50, O51, O52, O53, O54, O55, O56, O57, O58, O59, O60, O61, O62, O63, O64, O65, O66, O67, O68, O69, O70, O71, O72, O73, O74, O75, O76, O77, O78, O79, O80, O81, O82, O83, O84, O85, O86, O87, O88, O89, O90, O91, O92, O93, O94, O95, O96, O97, O98, O99, O100)
- 7. Public Use (PU1, PU2, PU3, PU4, PU5, PU6, PU7, PU8, PU9, PU10, PU11, PU12, PU13, PU14, PU15, PU16, PU17, PU18, PU19, PU20, PU21, PU22, PU23, PU24, PU25, PU26, PU27, PU28, PU29, PU30, PU31, PU32, PU33, PU34, PU35, PU36, PU37, PU38, PU39, PU40, PU41, PU42, PU43, PU44, PU45, PU46, PU47, PU48, PU49, PU50, PU51, PU52, PU53, PU54, PU55, PU56, PU57, PU58, PU59, PU60, PU61, PU62, PU63, PU64, PU65, PU66, PU67, PU68, PU69, PU70, PU71, PU72, PU73, PU74, PU75, PU76, PU77, PU78, PU79, PU80, PU81, PU82, PU83, PU84, PU85, PU86, PU87, PU88, PU89, PU90, PU91, PU92, PU93, PU94, PU95, PU96, PU97, PU98, PU99, PU100)
- 8. Entertainment (E1, E2, E3, E4, E5, E6, E7, E8, E9, E10, E11, E12, E13, E14, E15, E16, E17, E18, E19, E20, E21, E22, E23, E24, E25, E26, E27, E28, E29, E30, E31, E32, E33, E34, E35, E36, E37, E38, E39, E40, E41, E42, E43, E44, E45, E46, E47, E48, E49, E50, E51, E52, E53, E54, E55, E56, E57, E58, E59, E60, E61, E62, E63, E64, E65, E66, E67, E68, E69, E70, E71, E72, E73, E74, E75, E76, E77, E78, E79, E80, E81, E82, E83, E84, E85, E86, E87, E88, E89, E90, E91, E92, E93, E94, E95, E96, E97, E98, E99, E100)
- 9. Other (O1, O2, O3, O4, O5, O6, O7, O8, O9, O10, O11, O12, O13, O14, O15, O16, O17, O18, O19, O20, O21, O22, O23, O24, O25, O26, O27, O28, O29, O30, O31, O32, O33, O34, O35, O36, O37, O38, O39, O40, O41, O42, O43, O44, O45, O46, O47, O48, O49, O50, O51, O52, O53, O54, O55, O56, O57, O58, O59, O60, O61, O62, O63, O64, O65, O66, O67, O68, O69, O70, O71, O72, O73, O74, O75, O76, O77, O78, O79, O80, O81, O82, O83, O84, O85, O86, O87, O88, O89, O90, O91, O92, O93, O94, O95, O96, O97, O98, O99, O100)



Scale: 1/4,168
 Printed On: Jul 7, 2011
 GIS-NET | Public Web Mapping Application

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 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET.
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7.20.11

Yo: Roberto Ramirez

Acepto Salirme de canarios Hall
en el trascurso de 2 Semanas.
de la siguiente direccion.
1560 E Florence suite B.
Los Angeles CA 90001
Incondicional

Att: 

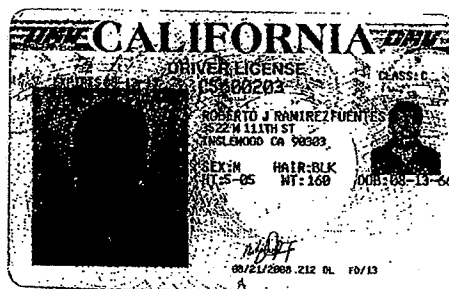
Witness: Maria Moran

I: Roberto Ramirez

Will Move From canarios Hall

In 2 weeks From the Following Adress.
1560 E Florence suite B Los Angeles CA 90001
unconditally

Att: 





Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 14, 2011

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
David W. Louie, Commissioner
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner

FROM: Tyler Montgomery *TM*
Zoning Permits West Section

SUBJECT: **PROJECT NO. R2008-00739-(2)**
ZONE CHANGE NO. 200800005
CONDITIONAL USE PERMIT NO. 200800080
July 27, 2011 Continued Public Hearing
Agenda Item No. 7

The above project would change the zoning of that portion of the property currently zoned C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program). The applicant, Jack Shut, is also requesting a conditional use permit (CUP) to authorize the operation of a pawn shop and to implement a development program within the C-3-DP zone.

Due to the lack of a quorum for the July 20, 2011 public hearing date, this item was continued without discussion to July 27, 2011. Staff has received no additional information regarding this project, and its recommendation for approval remains unchanged.

MK:TM

Regional Planning Commission Transmittal Checklist

Hearing Date 07/20//2011
Agenda Item Number 7

Project Number: R2008-00739-(2)
Case(s): Zone Change No. 200800005
 Conditional Use Permit No. 200800080
Contact Person: Tyler Montgomery, Zoning Permits West

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current and proposed zoning maps

Reviewed By: _____



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6462
PROJECT NUMBER R2008-00739
RZC 200800005 RCUP 200800080

PUBLIC HEARING DATE
7/20/2011

AGENDA ITEM
7

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Jack Shut

OWNER

JEMS Enterprise, Inc.

REPRESENTATIVE

Charles J. Moore

PROJECT DESCRIPTION

The project would change the zoning of that portion of the property currently zoned C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program). The applicant is also requesting a conditional use permit (CUP) to authorize the operation of a pawn shop and to implement a development program within the C-3-DP zone. A pawn shop is a prohibited use within the C-2 zone. The pawn shop would be located within an existing 5,880-square-foot commercial building and would operate with two employees, 9:00 am to 7:00 pm, Monday through Saturday. The project site contains five off-street parking spaces at the rear of the building. No new construction would take place on the property.

REQUIRED ENTITLEMENTS

A zone change and conditional use permit to allow the operation of a pawn shop. The project would change the zone of a portion of the subject property from C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program)

LOCATION/ADDRESS

1560 East Florence Ave., Florence-Firestone

SITE DESCRIPTION

The site plan depicts the existing 5,880-square-foot commercial building on the 0.22-acre property, in which the pawn shop would be located. A parking lot with five off-street parking spaces is located at the rear of the building and would be accessed from Miramonte Boulevard to the west. Pedestrian access would be from Florence Avenue to the north. The building is located on the northern and western property lines and has a maximum height of 24 feet above grade.

ACCESS

From Florence Ave. (north) and Miramonte Blvd. (east)

ZONED DISTRICT

Compton - Florence

ASSESSORS PARCEL NUMBER

6021015014

COMMUNITY

Florence-Firestone

SIZE

0.22 Acres

COMMUNITY STANDARDS DISTRICT

	EXISTING LAND USE	EXISTING ZONING
Project Site	Pawn shop	C-2 (Neighborhood Business); R-3-P (Limited Multiple Residence-Parking)
North	Small commercial buildings, Single-family and multiple-family residences	C-2 (Neighborhood Business); R-3 (Limited Multiple Residence)
East	Small commercial buildings, Public library	C-2 (Neighborhood Business)
South	Single-family and multiple-family residences	R-3 (Limited Multiple Residence)
West	Small commercial buildings, Regional shopping center	C-2 (Neighborhood Business); C-3 (Unlimited Commercial)

GENERAL PLAN/COMMUNITY PLAN

N/A

LAND USE DESIGNATION

C (Major Commercial)

MAXIMUM DENSITY

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption- Existing Facilities

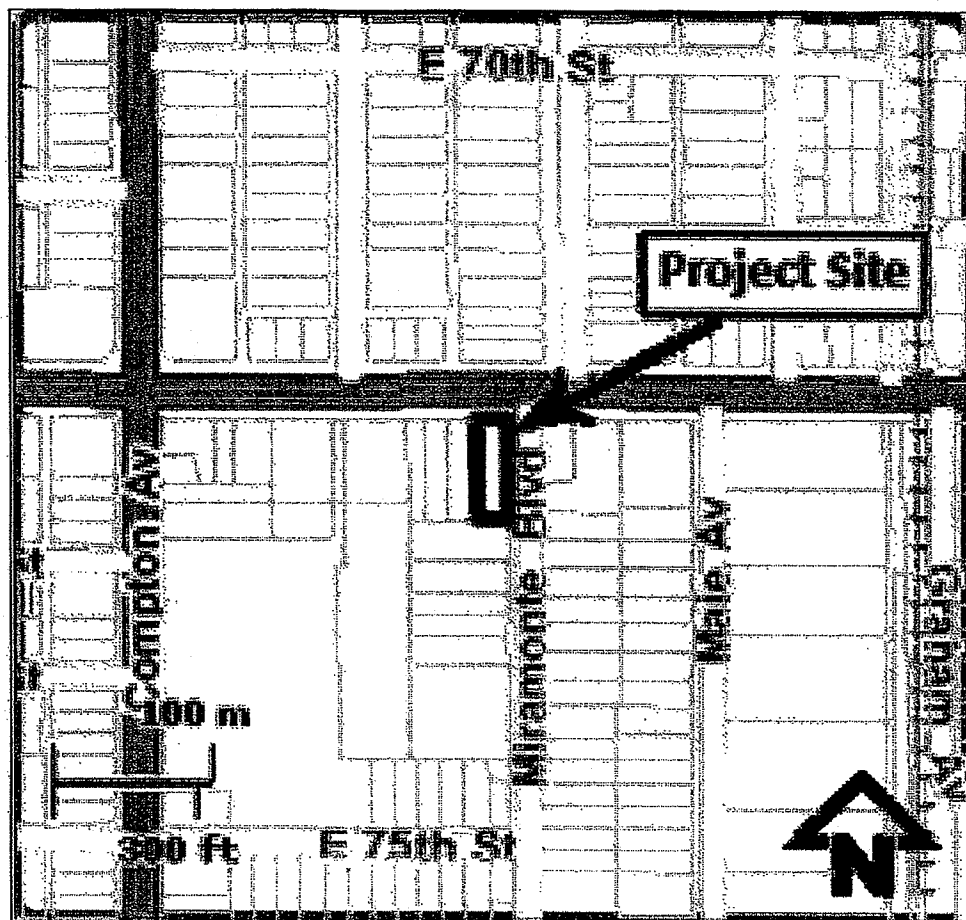
RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Tyler Montgomery		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor



STAFF ANALYSIS

PROJECT NUMBER

R2008-00739-(2)

CASE NUMBERS

Zone Change No. 200800005

Conditional Use Permit No. 200800080

PROJECT OVERVIEW

The project proposes to change the zoning of that portion of the property currently zoned C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial—Development Program). The applicant is also requesting a conditional use permit ("CUP") to authorize the operation of a pawn shop within the C-3-DP zone. A pawn shop is a prohibited use within the C-2 zone. The pawn shop has been in operation since approximately 1999 and is currently operating with a "clean hands" waiver from the Department of Regional Planning.

DESCRIPTION OF SUBJECT PROPERTY

Location

1560 East Florence Avenue, in the Compton-Florence Zoned District and within the Florence-Firestone Community Standards District ("CSD") of unincorporated Los Angeles County

Physical Features

The site currently contains a one-story, 5,880-square-foot commercial building and five parking spaces on a 0.22-acre parcel. The property is level, mostly paved and located in an urbanized area, surrounded by developed land in all directions, although there is a 0.25-acre vacant lot to its immediate west. The parking is located to the rear (south) of the commercial building and takes access from Miramonte Boulevard to the east via the existing thirty-foot-wide driveway on the property's southeast corner. Approximately 76 square feet of landscaping is maintained on the site.

ENTITLEMENT

Pursuant to Section 22.16.070 of Title 22 of the Los Angeles County Code, the applicant proposes to change the zoning of that portion of the subject property zoned C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial—Development Program).

Pursuant to Section 22.40.030 of Title 22 of the Los Angeles County Code, the applicant requests a CUP to implement a development program for the property, as is required for all zone changes proposed to include a development program ("-DP") overlay. The development program is designed to ensure that all development within the zone conforms to those plans that are submitted during the rezoning process, when such plans are a critical factor in the decision to rezone. Any future changes to the use of the property, other than those specifically allowed in the development program, would require a new CUP.

EXISTING ZONING

Subject Property

The subject property is mostly zoned C-2 (Neighborhood Business). A small portion of the property's southern section is zoned R-3-P (Limited Multiple Residence—Parking) and is not proposed for rezoning.

Surrounding Properties

Surrounding properties within 500 feet are zoned as follows:

North: C-2 (Neighborhood Business); R-3 (Limited Multiple Residence)
South: R-3-P (Limited Multiple Residence—Parking); R-3 (Limited Multiple Residence)
East: C-2 (Neighborhood Business); C-M (Commercial-Manufacturing)
West: C-2 (Neighborhood Business); C-3 (Unlimited Commercial)

EXISTING LAND USES

Subject Property

The subject property contains a commercial building with a pawn shop and a vacant rear unit. There are also five off-street parking spaces on its southern (rear) portion.

Surrounding Properties

Land uses within 500 feet of the subject property consist of the following:

North: Small commercial retail and services, single-family residences, apartments
South: Single-family residences, apartments
East: Small commercial retail and services
West: Small commercial retail and services, regional shopping center

PREVIOUS PERMITS/LAND USE HISTORY

The existing structure was issued building permits as a drug store on January 16, 1941, before the adoption of zoning on the property, which was established by the Compton-Florence Zoned District in 1945.

A pawn shop was established on the subject property in 1999. The applicant, Mr. Jack Shut, claims that he applied for and was issued business licenses from Los Angeles County each year from 1999 to 2005. This cannot be confirmed, as the County Treasurer and Tax Collector disposes of business license records after two years. In 2003, Mr. Shut also received a façade improvement grant for the structure from the Los Angeles County Community Development Condition (CDC), the local redevelopment agency. In 2006, the Treasurer and Tax Collector referred the applicant's most recent business license application to the Department of Regional Planning for its review. At this time, the nature of the pawn shop as an unpermitted use in the C-2 zone was noted. The applicant subsequently applied for a zone change and CUP in order to legalize the use.

The pawn shop is currently operating with a "Clean Hands" Waiver, issued by the

Director of the Department of Regional Planning on January 4, 2011. This waiver allows the use to continue while the zone change and CUP applications are being processed and brought to hearing.

LAND USE POLICY MAP

The subject property is designated as Major Commercial in the General Plan Land Use Element, which provides for all types of local and regional commercial uses. The proposed C-3-DP zoning and the operation of a pawn shop would both be consistent with this designation.

SITE PLAN

The site plan depicts the existing 5,880-square-foot commercial building on the 0.22-acre property, in which the pawn shop is located. The interior of the structure is divided into a frontal (northern) shop area of 1,259 square feet and storage area of 1,066 square feet, and a rear warehouse area of 3,547 square feet. The existing rear parking lot would be re-striped to accommodate four parking spaces, one of which would be reserved for the handicapped. The parking lot is located to the south of the building and is accessed from Miramonte Boulevard to the west via a 30-foot-wide driveway to the east. Pedestrian access would be from Florence Avenue to the north. The building is located on the northern and western property lines and has a maximum height of 24 feet above grade. Seventy-six square feet of landscaping is located within a planter in the rear parking lot.

The site plan does not accurately depict signage, and, if the project is approved, a new sign plan must be submitted to Regional Planning. In actuality, five wall-mounted signs, totaling approximately 63 square feet, currently exists on the northern and western frontages of the structure. A hand-painted sign of approximately 36 square feet is located on the western wall of the structure, facing a vacant lot. A double-sided projecting sign is also located on the facility's northern wall, with each face approximately 12 square feet.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

The use being requested—a pawn shop—would be a permitted use within the C-3 (Unlimited Commercial) zone, pursuant to Section 22.28.180 of the County Code. However, because the subject property would be rezoned C-3-DP, a CUP is required in order to establish a development program for the property.

Development standards for both the C-2 and C-3 zones require that a minimum of ten percent of the net lot area be landscaped (Sec. 22.28.170 and 22.28.220). The project site would contain approximately 76 square feet of landscaping, which is less than one percent of the parcel's net area of 9,580 square feet. However, because the structure was built with the current amount of landscaping in 1941, before the establishment of zoning standards for the subject property, and the proposed zoning would not require more landscaping on the site, the facility continues to be legally nonconforming.

There are no specific setback or height requirements for structures in the C-3 zone.

Pursuant to Section 22.52.1100 of the County Code, a pawn shop would require one off-street parking space for every 250 square feet of floor area so used. Because the structure is approximately 5,880 square feet in area, under this standard the facility would require 24 off-street parking spaces. A 40 percent reduction in required spaces would also be allowed, as the property is within a Blue Line Transit Oriented District (TOD), which would result in a requirement of 14 spaces (Sec. 22.44.440). However, because the structure was built with the current amount of parking in 1941, before the establishment of zoning standards for the subject property, and the proposed use would not require more parking than that which previously existed at the site, the facility continues to be legally nonconforming. Although the existing site plan depicts a reduction in parking spaces from five to four, the applicant is currently in the process of revising them to depict the retention of five spaces.

Because the 36-square-foot hand painted sign does not face a public right-of-way, it is prohibited by Section 22.52.880 of the County Code. The applicant has agreed to paint over the sign within the next 30 days.

COMPLIANCE WITH FLORENCE-FIRESTONE CSD AND BLUE LINE TOD

While the TOD has no specific requirements regarding signs, the CSD allows a maximum of five signs, totaling no more than 324 square feet, for a building with 162 feet of street frontage. Not including the hand-painted sign to be removed, six business signs totaling 75 square feet are located on the structure. The applicant has agreed to remove one of these signs—the one reading “Casa de Empeno”—within the next 30 days.

Other requirements of the CSD and TOD apply only to new construction. Therefore, no other standards would apply.

ZONE CHANGE BURDEN OF PROOF

Pursuant to Los Angeles County Code Section 22.16.110, the applicant shall substantiate to the satisfaction of the Commission the following facts:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. A need for the proposed zone classification exists within such area or district; and
- C. The particular property under consideration is a proper location for said zone classification within such area or district; and

- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity of good zoning practice.

In addition, to making the findings that the applicant has substantiated these facts, the Commission must also consider the following as described in Section 22.16.150:

- E. That the proposed zone change is consistent with the adopted general plan for the area.

The applicant's Burden of Proof responses are attached to this document. Staff is of the opinion that the Burden of Proof has been met.

CONDITIONAL USE PERMIT BURDEN OF PROOF

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached to this document. Staff is of the opinion that the Burden of Proof has been met.

ENVIRONMENTAL DOCUMENTATION

This project has been determined by staff to be exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1, Existing Facilities categorical exemption.

PUBLIC AGENCY COMMENTS

Los Angeles County Fire Department

The Land Development Division of the Los Angeles County Fire Department was consulted regarding the subject property. Staff did not receive any comments regarding the proposed project after 90 days. Because the project does not propose any construction of intensification of use for the existing structure, staff does not believe this department's comments are necessary in order to proceed.

Los Angeles County Sheriff's Department

The Century Station of the Los Angeles County Sheriff's Department was consulted on two separate occasions regarding the project. Again, staff did not receive any comments regarding the proposed project. Therefore, it is assumed that the department has no opinion for or against the continued operation of the pawn shop.

PUBLIC COMMENTS

Legal Notification/Community Outreach

A total of 90 public hearing notices regarding the proposal were mailed to property owners within the 500-foot radius of the subject property and other interested parties on June 13, 2011. The hearing notice was published in the *Los Angeles Sentinel* and in *La Opinion* on June 16, 2011. Case-related materials were sent to the Florence Library and posted on the Regional Planning web page. The hearing notice was also posted on the subject property on June 17, 2011.

Staff received one phone call from an area resident regarding the project proposal. The resident did not have an objection to the pawn shop. However, she did complain that the rear unit of the property was being rented as a dance hall, and that this periodically caused severe shortages of on-street parking in surrounding residential neighborhoods. Staff visited the site and confirmed the existence of this unpermitted use through the presence of signage on the rear unit. Staff contacted the applicant, who agreed to discontinue the use and remove the observed signs. The signs were removed during the week of May 20, 2011.

STAFF EVALUATION

The exterior appearance of the existing structure is consistent with the character of the surrounding area. The proposed use would have access to off-street parking and would comply with all applicable development standards of the Los Angeles County Zoning Ordinance and General Plan for a commercial retail use. It would also be adequately served by Florence Avenue, a four-lane thoroughfare, and by Miramonte Boulevard, a two-lane collector street, both of which are without major level-of-service issues.

The Florence Avenue corridor has undergone a transformation during the past several years with the adoption of a Blue Line Transit Oriented District (TOD) in 2006 and the improvement of pedestrian amenities and widening of sidewalks in 2009. These actions are meant to achieve the goal of encouraging more intensive and pedestrian-oriented

commercial uses near public transit stations. Therefore, these modified conditions warrant a gradual intensification of commercial uses for the area, so long as they remain primarily pedestrian oriented and compatible with surrounding uses. This also creates a need for zoning that allows for these uses, such as the proposed C-3-DP zone. The required development program should ensure that allowed uses remain compatible with the surrounding area and remain pedestrian oriented.

The C-3-DP zone is appropriate for the subject property, as the site is a corner lot along a commercial corridor that includes C-2, C-3, and C-M zoning. While not contiguous, another large C-3 zone is located approximately 110 feet to the west. The adoption of the TOD and the improvement of pedestrian facilities for the area encourage a gradual intensification of commercial uses. The -DP overlay is appropriate, as it limits the type of uses allowed on the site and ensures they continue to be pedestrian oriented.

In addition, the change in zoning and adoption of a development program allowing a pawn shop are unlikely to negatively affect the health, peace, comfort, or welfare of the neighborhood, be detrimental to the use or value of nearby properties, or constitute a menace to the public health, safety, or welfare. Since the adoption of the Zoning Ordinance in 1927, pawn shops have become much more regulated in their operations by both state and local government agencies. It is no longer easy to sell stolen goods, as shops are required to obtain valid identification and a fingerprint of everyone from whom they buy merchandise. They must also hold the items for 30 days before reselling them in order to allow the police to check their inventories, and reports containing information for all transactions must be filed daily with the local police or sheriff's department. The buying and selling of firearms is also strictly controlled, as the shop must have both a state license and a Federal Firearms License, conduct background checks on all buyers, and require a 10-day waiting period between the purchase and the delivery of merchandise. The existing pawn shop does not sell firearms, and the applicant does not intend to do so in the near future. The pawn shop has also operated without complaints to Zoning Enforcement or the Sheriff's Department for the past ten years, and such a use is relatively indistinguishable from other commercial uses in the vicinity in both operations and clientele.

Due to the aforementioned factors, staff believes that the burdens of proof for the zone change and CUP have been satisfied.

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 200800080 and that the Commission recommend approval of Zone Change No. 200800005 to the Board of Supervisors.

PROJECT NO. R2008-00739-(2)
ZONE CHANGE NO. 200800005
CONDITIONAL USE PERMIT NO. 200800080

STAFF ANALYSIS
Page 8 of 8

SUGGESTED MOTION

I move that the Regional Planning Commission **APPROVE** Conditional Use Permit 200800080 with the attached Findings and Conditions and recommend approval of Zone Change 200800005 to the Board of Supervisors for its consideration with the attached Resolution.

Prepared by Tyler Montgomery, Planner
Reviewed by Mark Child, Assistant Administrator

Attachments:

Draft CUP Findings
Draft CUP Conditions
Draft ZC Resolution
Applicant's Burden of Proof statements
Current zoning map (small scale)
Current zoning map (large scale)
Proposed zoning map
Site photographs

MC:TM
07/07/11

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2008-00739-(2)
CONDITIONAL USE PERMIT NO. 200800080**

PROJECT DESCRIPTION

This grant authorizes the operation of a pawn shop in the C-3-DP (Unlimited Commercial-Development Program) zone and implements a development program for the subject property, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.

CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required fees have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 4, 5, and 6 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in the Regional Planning's cooperation in the defense, including

but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with to Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested, in writing and with payment of the applicable fee, before the expiration date.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant shall terminate on July 20, 2026.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new permit application with Regional Planning prior to the expiration of this permit, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 6 months prior to the expiration date for this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. **The permittee shall deposit with the County the sum of \$1,400.00.** This deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **seven (7) biennial** (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated, that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
13. All development pursuant to this grant shall conform to the requirements of the County Department of Public Works, the County Fire Department and Fire Warden, and the County Department of Public Health.
14. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. Any new or additional signage shall be in compliance with the Florence-Firestone CSD (County Code Sec. 22.44.138).
16. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". If changes to the site plan are required as a result of instruction given at the public hearing, a revised Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval of the CUP. In the event that subsequent plans are submitted, the written authorization of the property owner is necessary.
17. This grant allows for operation and maintenance of a pawn shop and implements a development program for the subject property in the C-3-DP zone, located at 1560 East Florence Avenue, subject to the following conditions:
 - a. A minimum of five (5) parking spaces shall be continuously maintained on-site;
 - b. Aside from the pawn shop, the property may be utilized for any other use allowed by right within the C-2 (Neighborhood Business) zone;
 - c. No firearms of any kind, except those classified as antiques by Title 18, Section 921(a)(3) of the United States Code, may be bought, sold, bartered, or pawned on site;
 - d. The pawn shop shall not operate between the hours of 7:00 p.m. and 9:00 a.m.;
 - e. All litter and trash shall be collected regularly from the premises and the adjacent rights-of-way;
 - f. A minimum of 76 square feet of landscaping shall be maintained on-site; all landscaping shall be maintained in a neat and healthy condition, free of trash and debris;
 - g. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee; all lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties;

- h. The permittee shall maintain a video surveillance system on the project site, which shall be available for monitoring 24 hours a day. Any illegal activities observed shall be immediately reported to the proper legal authorities, and recordings of such activities shall be made available to these authorities upon request, and;
- i. The pawn shop shall abide by all applicable regulations of the Los Angeles County Sheriff's Department and the State of California pertaining to pawnbrokers.

MC:TM
07/07/11

**RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ZONE CHANGE CASE NO. 200800005**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted public hearings in the matter of Zone Change Case No. 200800005 on July 20, 2011; and,

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program).
2. The subject property consists of approximately 0.22 gross acres, located at 1560 East Florence Avenue in the Compton-Florence Zoned District and within the Florence-Firestone Community Standards District (CSD).
3. The Zone Change request was heard concurrently with Conditional Use Permit No. 200800080 as project number R2008-00739-(2) at the July 20, 2011 public hearing.
4. Conditional Use Permit No. 200800080 is a related request to authorize the operation and maintenance of a pawn shop on the subject property.
5. The 200800080 conditional use permit site plan, labeled Exhibit "A", depicts the The site plan depicts the existing 5,880-square-foot commercial building on the 0.22-acre property, in which the pawn shop is located. The interior of the structure is divided into a frontal (northern) shop area of 1,259 square feet and storage area of 1,066 square feet, and a rear warehouse area of 3,547 square feet. The existing rear parking contains five parking spaces located to the south of the building and is accessed from Miramonte Boulevard via a 30-foot-wide driveway to the east. Pedestrian access would be from Florence Avenue to the north. The building is located on the northern and western property lines and has a maximum height of 24 feet above grade. 76 square feet of landscaping is located within a planter in the rear parking lot.
6. The subject property is currently zoned C-2 (Neighborhood Business), with a small southern portion zoned R-3-P (Limited Multiple Residence-Parking). The applicant requests to change the zone of only that portion of the property zoned C-2. The subject property is developed with a 5,880 commercial building.
7. Modified conditions warrant a revision in the zoning of the subject property to foster implementation of planning goals and policies listed in the General Plan. Florence Avenue corridor has undergone a transformation during the past several years with the adoption of a Blue Line Transit Oriented District ("TOD")

in 2006 and the improvement of pedestrian amenities and widening of sidewalks in 2009. These actions are meant to achieve the goal of encouraging more intensive and pedestrian-oriented commercial uses near public transit stations. Therefore, these modified conditions warrant a gradual intensification of commercial uses for the area, so long as they remain primarily pedestrian oriented and compatible with surrounding uses.

8. A need exists for the proposed Zone Change from C-2 to C-3-DP. The Florence Avenue corridor has undergone a transformation during the past several years with the adoption of the TOD in 2006 and the improvement of pedestrian amenities and widening of sidewalks in 2009. These actions are meant to achieve the goal of encouraging more intensive and pedestrian-oriented commercial uses near public transit stations. This creates a need for zoning that allows for these uses, such as the proposed C-3-DP zone. The required development program should ensure that allowed uses remain compatible with the surrounding area and remain pedestrian oriented.
9. The subject property is a proper location for the proposed C-3-DP zoning classification, as the site is a corner lot along a commercial corridor that includes C-2, C-3, and C-M zoning. While not contiguous, another large C-3 zone is located approximately 110 feet to the west. The adoption of the TOD and the improvement of pedestrian facilities for the area encourage a gradual intensification of commercial uses. The -DP overlay is appropriate, as it limits the type of uses allowed on the site and ensures they continue to be pedestrian oriented.
10. The placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. Since the adoption of the Zoning Ordinance in 1927, pawn shops have become much more regulated in their operations by both state and local government agencies, and it has become much more difficult to buy or sell stolen goods or firearms at such facilities. The pawn shop has also operated without complaints to Zoning Enforcement or the Sheriff's Department for the past ten years, and such a use is relatively indistinguishable from other commercial uses in the vicinity in both operations and clientele.
11. The proposed Zone Change from C-2 to C-3-DP is consistent with the goals and objectives of the General Plan.
12. This project has been determined by the Commission to be exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1, Existing Facilities categorical exemption.

THEREFORE, BE IT RESOLVED, THAT the Regional Planning Commission recommend to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from C-2 to C-3-DP with development restrictions as provided by the related Conditional Use Permit No. 200800080; and
2. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;
3. That the project is exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1, Existing Facilities categorical exemption;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on July 20, 2011.

Rosie Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- A.1 Florence Avenue is an existing commercial corridor with a variety of retail and service businesses. The customers of these businesses are no different than those who would use the proposed pawn shop. Businesses along Florence Avenue are well established and are self sustaining by ensuring that their customers have their needs met in a safe shopping environment. If customer safety was not maintained, the commercial businesses would fail. Because the commercial corridor itself is active and visible, and well established, existing businesses have successfully co-existed. Residences on Florence Avenue have also existed for many years abutting commercial uses and are therefore compatible with these uses. Therefore, establishment of a pawn shop within an existing commercial corridor adjacent to residential neighborhoods would not create any adverse effects on the health, peace, comfort or welfare to persons living or shopping in the general area.
- A.2 Given that the proposed pawn shop will occupy one store front along Florence Avenue with many additional commercial and service businesses on either side of the street, the use, enjoyment or valuation of adjacent and nearby commercial properties and the value of residences in adjacent neighborhoods will not change. Adverse change could only occur with the establishment of area-altering uses such as a "big-box" retailer which would change the character of the commercial corridor by removing existing uses and potentially generating additional traffic, thereby affecting use, enjoyment, and valuation of property. Because the proposed pawn shop is a very minor change along a commercially diverse corridor, no change will occur to the use, enjoyment, or valuation of property in the community.
- A.3 A County Fire Department fire station is located approximately ½ mile from the south of the proposed pawn shop. A Sheriff's substation is located less than ½ mile to the north. Both nearby facilities ensure that the public health and safety are maintained along the commercial corridor and the adjacent residential neighborhoods. The proposed pawn shop will be responsible for "policing" its own clientele to ensure that no vagrancy or loitering occurs in and around the shop. Because the proposed pawn shop will not use or store

hazardous materials, such as volatile compounds, this use will not create additional air quality emissions or surface or ground water contamination.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed pawn shop will be located in an existing building fronting Florence Avenue. The pedestrian entry is from Florence Avenue. Off-street parking is available and would be accessed from Miramonte Boulevard. Plan checking of the use for compliance with Title 22 requirements would occur upon approval of the proposed zone change and conditional use permit. Because the proposed pawn shop would be located in an existing building, associated site development standards have been previously met by building construction. The only exception is the requirement to convert one standard parking space to a handicapped accessible space. Any other outstanding Title 22 compliance matters would be addressed through conditions of project approval. Building code compliance, such as for plumbing, electrical, and general construction would also be reviewed and addressed through the plan check process after project approval. Therefore, no regulatory issues, which cannot be addressed, would be expected after project approval.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

C.1 The circulation system in the project area is well established, as is both pedestrian access along the Florence Avenue sidewalk adjacent to the existing building in which the pawn shop will be located, and driveway access to off-street parking from Miramonte Boulevard. Because the proposed pawn shop is a use that will not generate peak traffic at any time during operating hours, and because customers will visit the store generally on a random basis, the existing circulation systems and driveway will be adequate to serve the proposed pawn shop.

C.2 Additionally, because service is already being provided by the Golden State Water Company and the Sanitation Districts of Los Angeles County, no service issues are expected with the proposed pawn shop. No other public or private service facilities are expected or required.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The Florence Avenue commercial corridor provides a diverse mix of uses which include a medical clinic, restaurants, markets, services such as barbershops and beauty salons, clothing stores, bookstores, auto parts stores, and services such as tax preparation and a car wash. The diversity of both commercial and service businesses lends itself to a mix of uses with which a pawn shop would be fully compatible. A pawn shop would be indistinguishable from existing businesses and would, therefore, be fully compatible with existing uses. A pawn shop would not detract from existing uses and would not attract clientele which would be different from the patrons of the existing commercial and service businesses along Florence Avenue. Additionally, the use would not be out of character in size and the variety of existing uses along this commercial corridor.

- B. A need for the proposed classification exists within such area or district because:

Zoning along the Florence Avenue corridor consists of both a C-2 Neighborhood Business Zone and a C-3 Unlimited Commercial Zone. Therefore, the proposed zone change would be consistent with current zoning which permits commercial corridors along both Florence Avenue and Compton Avenue to the west. The proposed pawn shop use would be compatible with adjacent businesses and would not affect existing uses. The zone change is being requested to accommodate a commercial pawn shop which is not permitted by the existing C-2 Zone. Processing of the proposed zone change together with a Development Program Combining Zone would limit the zone change to accommodate only a commercial pawn shop, and would exclude any other use otherwise permitted in the C-3 Zone. Approval of the C-3 Zone with the Development Program Combining Zone means that the County can, through conditions of approval, manage the proposed pawn shop use to ensure that it remains compatible with adjacent commercial and service business establishments.

- C. The particular property under consideration is a proper location for said zone classification within such area or district because:

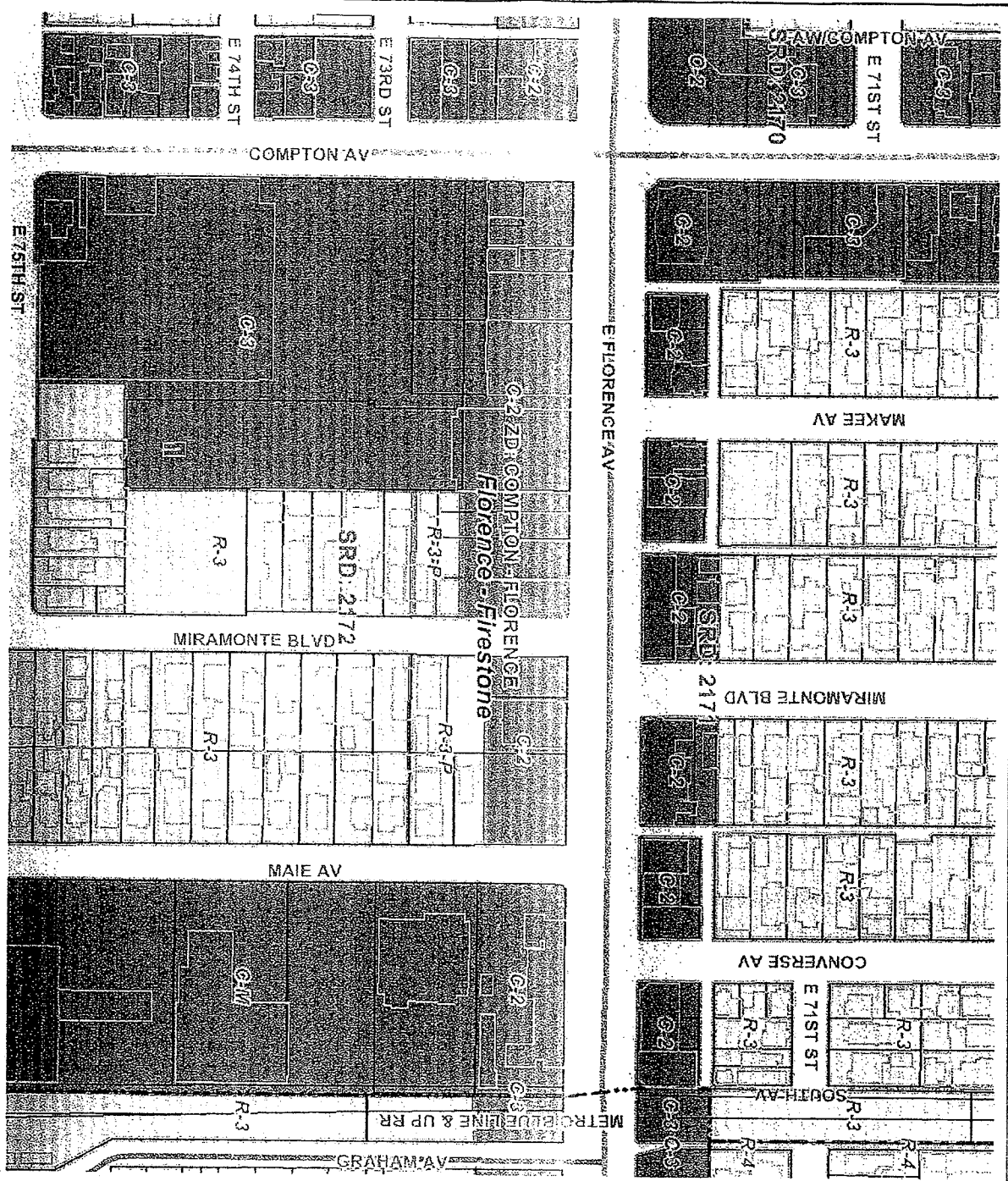
The proposed zone change will not introduce incompatible uses to the Florence Avenue commercial corridor. Access to the proposed pawn shop will be available from Miramonte Boulevard to parking spaces behind the shop. Its corner location makes the proposed pawn shop readily accessible for both pedestrian and vehicular traffic. Additionally, this use will not detract from or interfere with the existing discount store to the east across Miramonte Boulevard and the existing medical clinic and clothes store to the west. Business hours for the proposed pawn shop will be similar to existing commercial establishments and its customer base will also be similar in that visits to this commercial establishment will also be limited to the completion of transactions, at which time customers are expected to leave the area. Therefore, the operation of the pawn shop and its clientele will be no different from existing adjacent businesses in the C-2 or C-3 Zone.

- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

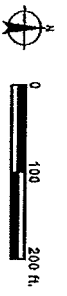
A pawn shop use will not interfere with the public health, safety, and general welfare of the Florence Avenue commercial corridor. The use will comply with all County building codes for lighting, visibility, and public safety. A nearby Sheriff's station immediately to the northwest of the proposed pawn shop, along Makee Avenue, provides nearby law enforcement services to ensure safe working and living conditions along the commercial corridor and within adjacent residential neighborhoods. The pawn shop use would not create conditions which would require inordinate attention from law enforcement or fire protection officials. Additionally, the use will not create excess traffic as its clientele are expected to frequent the business throughout the day without any peak usage. Adequate onsite and off-street parking will be provided by the pawn shop's own parking lot. Therefore, the use is not expected to create any conditions which would endanger the public health, welfare, and safety, and as such would be consistent with good zoning practice to ensure the compatibility of land uses in a safe environment for its patrons. The use would also not detract from existing residences because of a focus on commercial activity along the Florence Avenue corridor, as opposed to the side streets from which residential access is taken.

Current Zoning of Area

Printed On: Jun 9, 2011



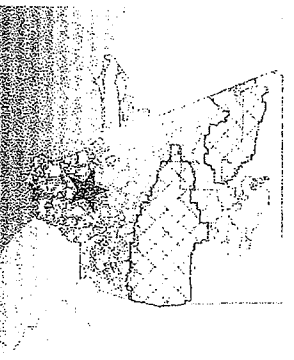
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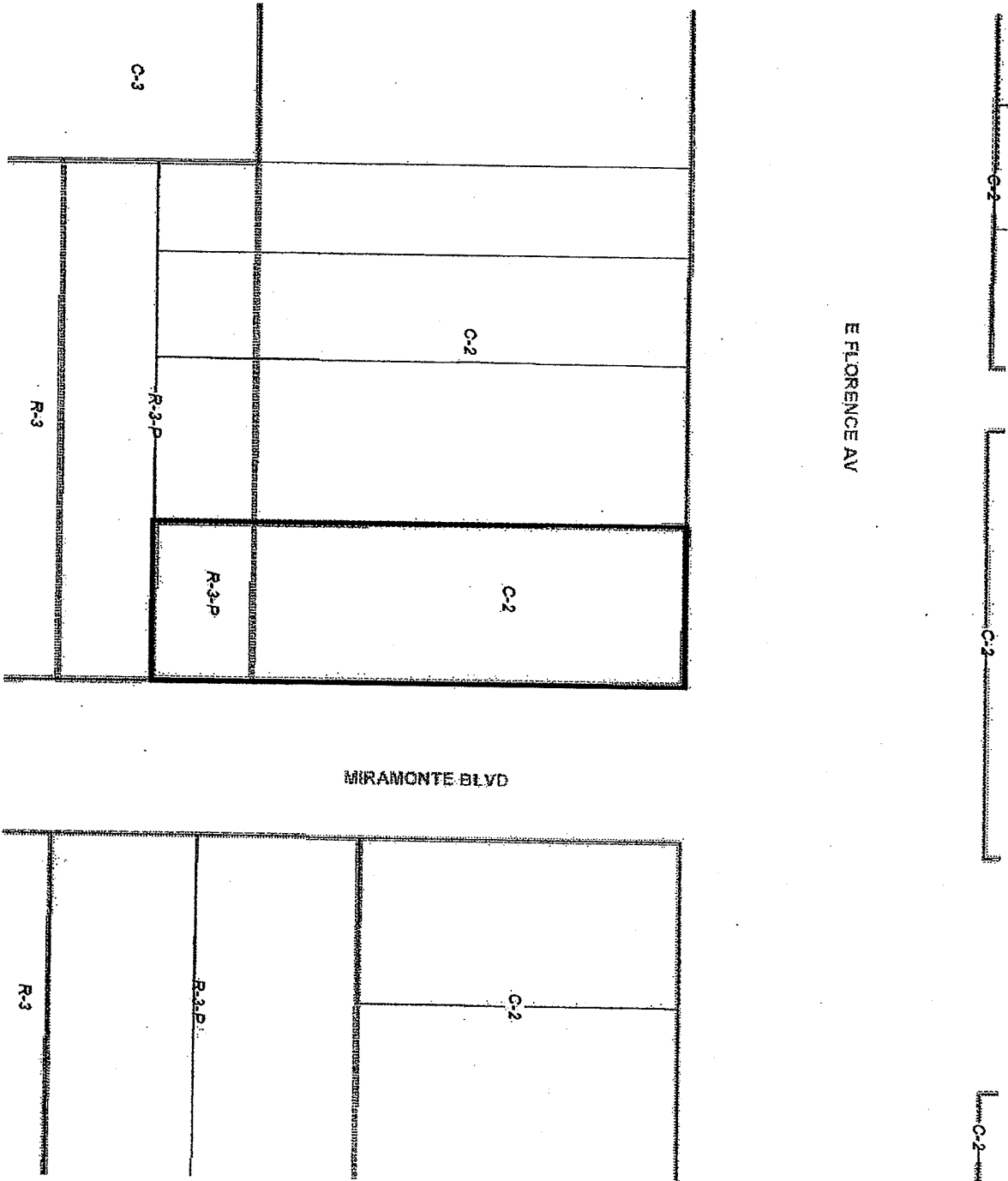


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Legend

- ☐ Parcel Boundary
- ☐ Aerial Photo
- ☐ Floodway
- ☐ Major Plan of Highways
- ☐ Boundary (1)
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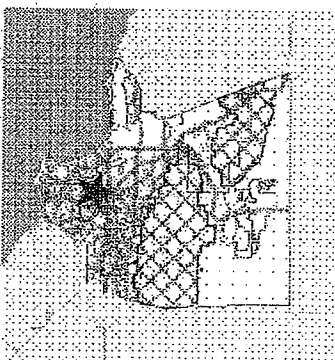




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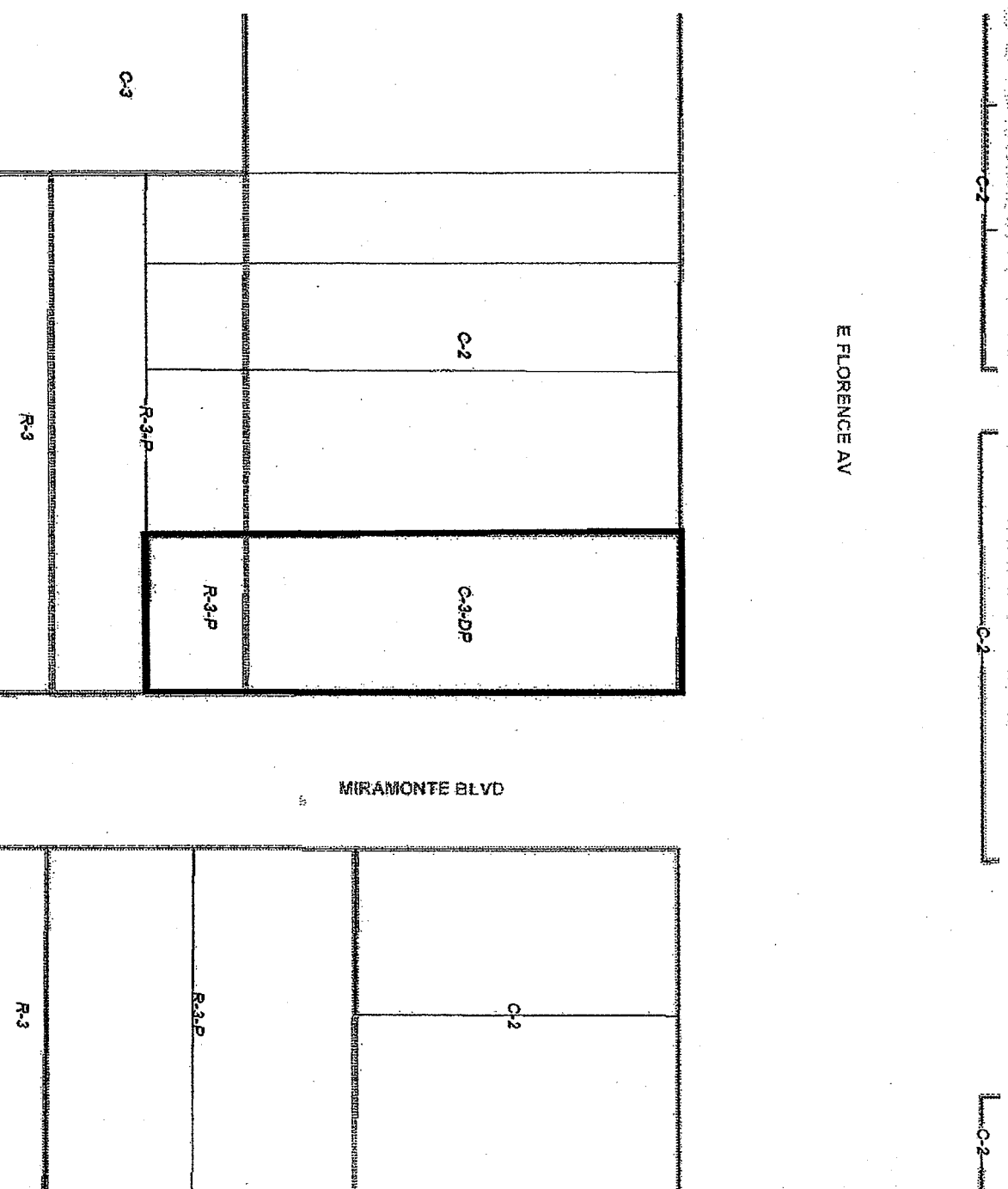


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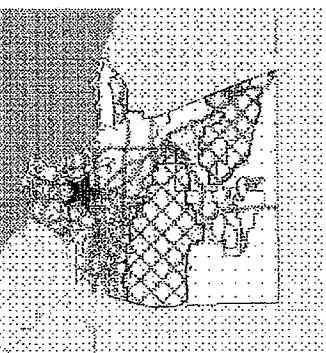
Proposed Zoning

Printed On: Jul 7, 2011



Legend

	Zoning Boundary		Zoning Code
	Major Road		Zoning Code
	Minor Road		Zoning Code
	Highway		Zoning Code
	Interstate Highway		Zoning Code
	State Highway		Zoning Code
	County Road		Zoning Code
	Local Road		Zoning Code
	Railroad		Zoning Code
	Airport		Zoning Code
	Waterway		Zoning Code
	Wetland		Zoning Code
	Flood Hazard		Zoning Code
	Seismic Hazard		Zoning Code
	Landslide Hazard		Zoning Code
	Fire Hazard		Zoning Code
	Air Quality		Zoning Code
	Noise		Zoning Code
	Other Hazard		Zoning Code

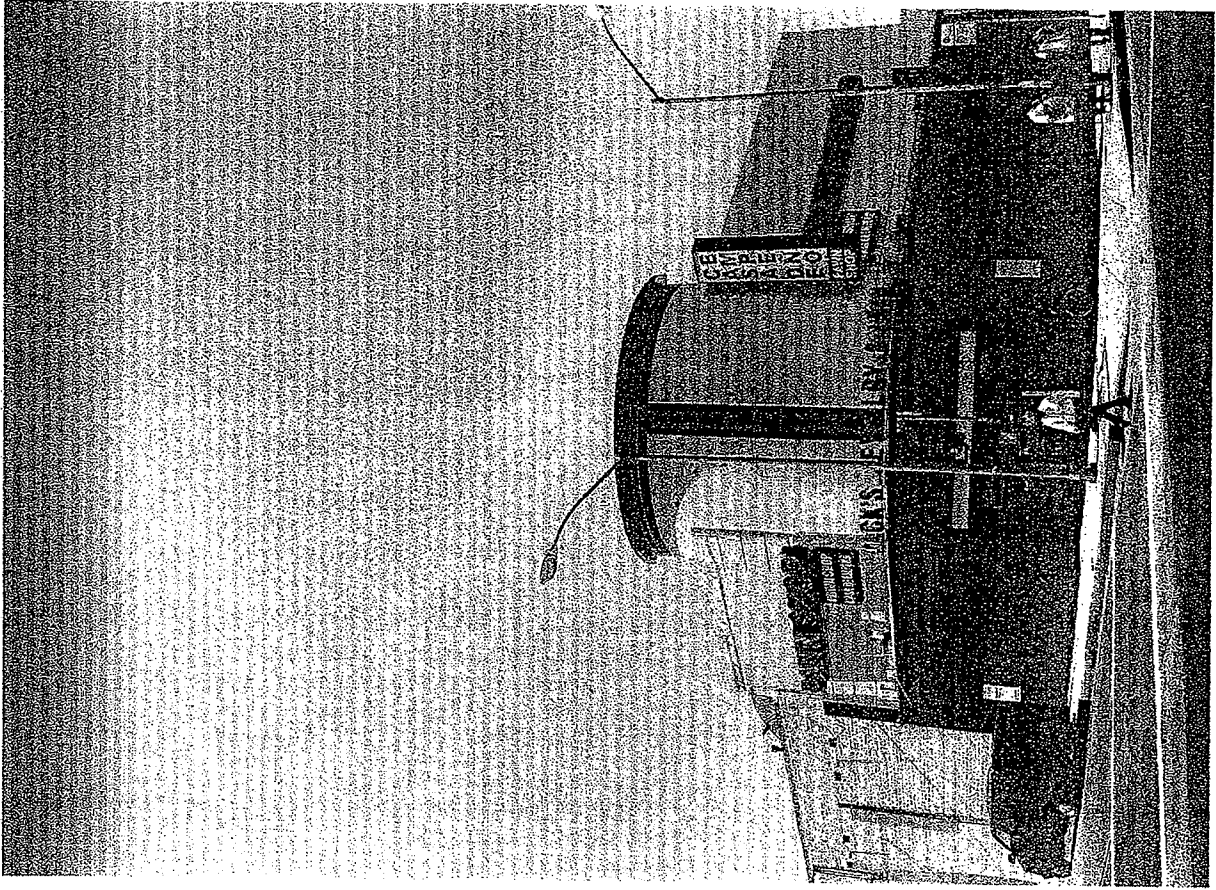


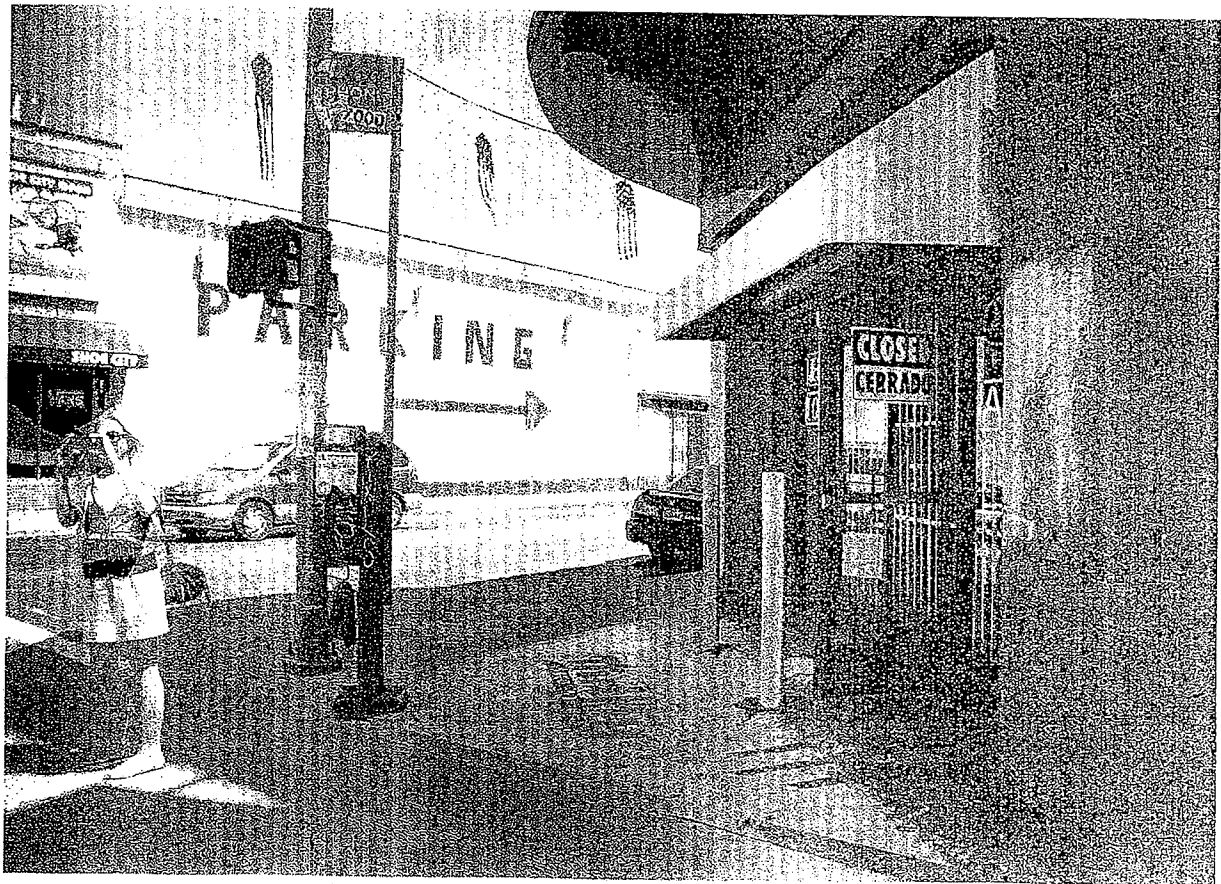
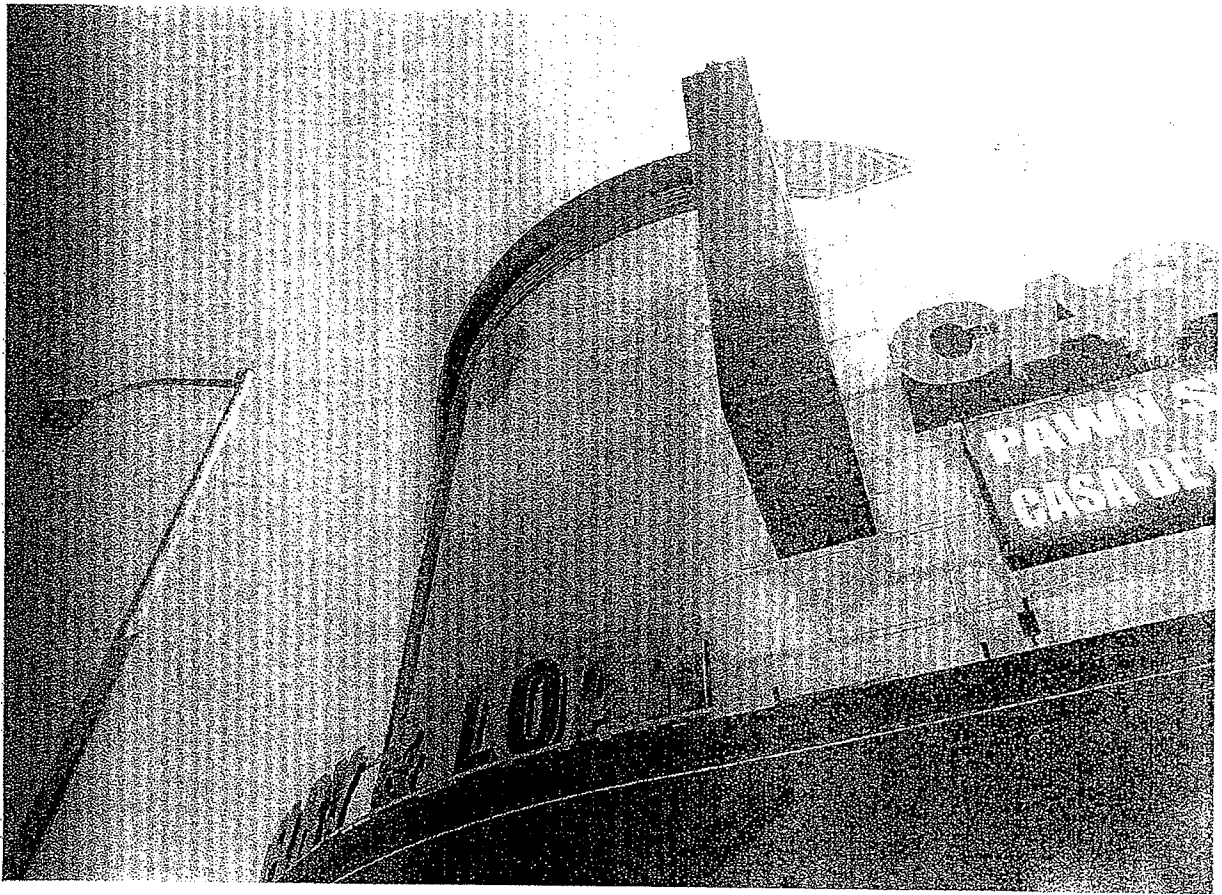
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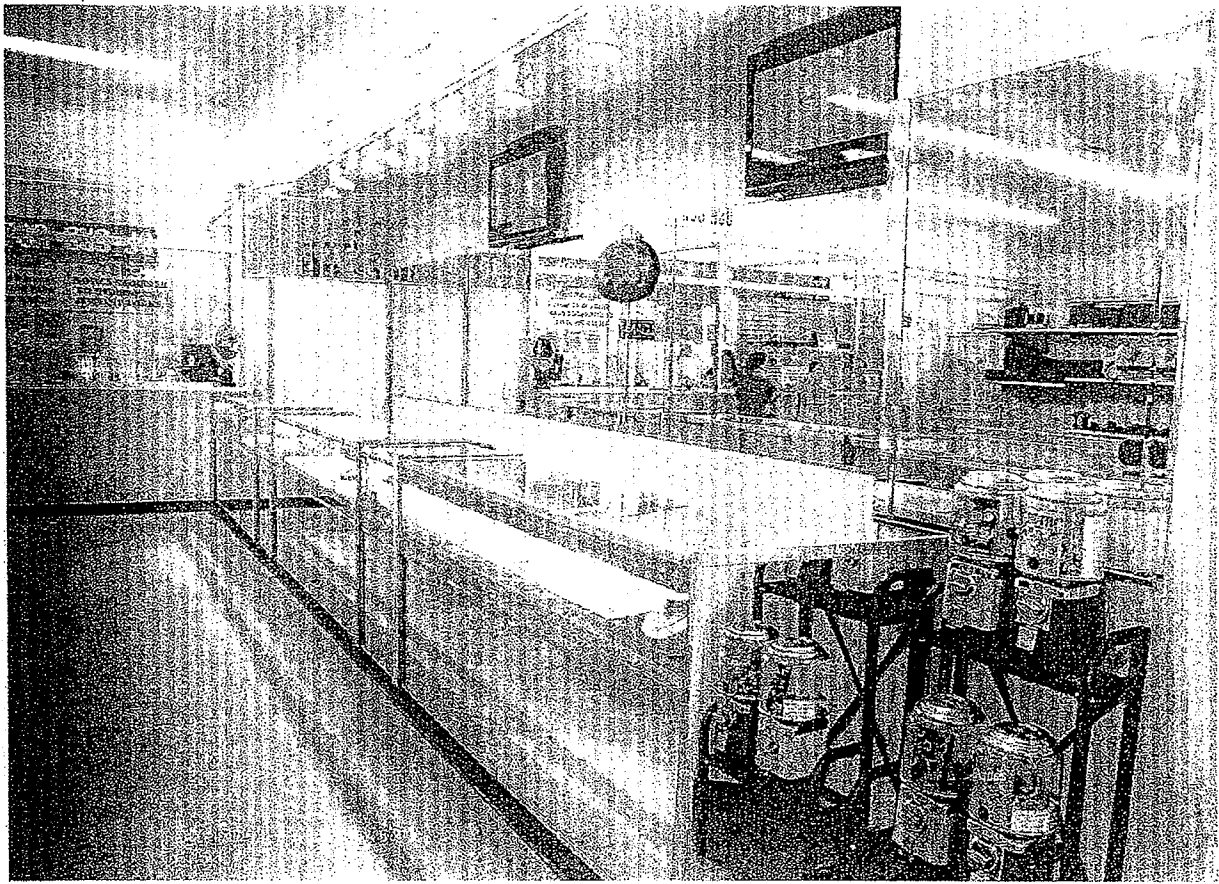
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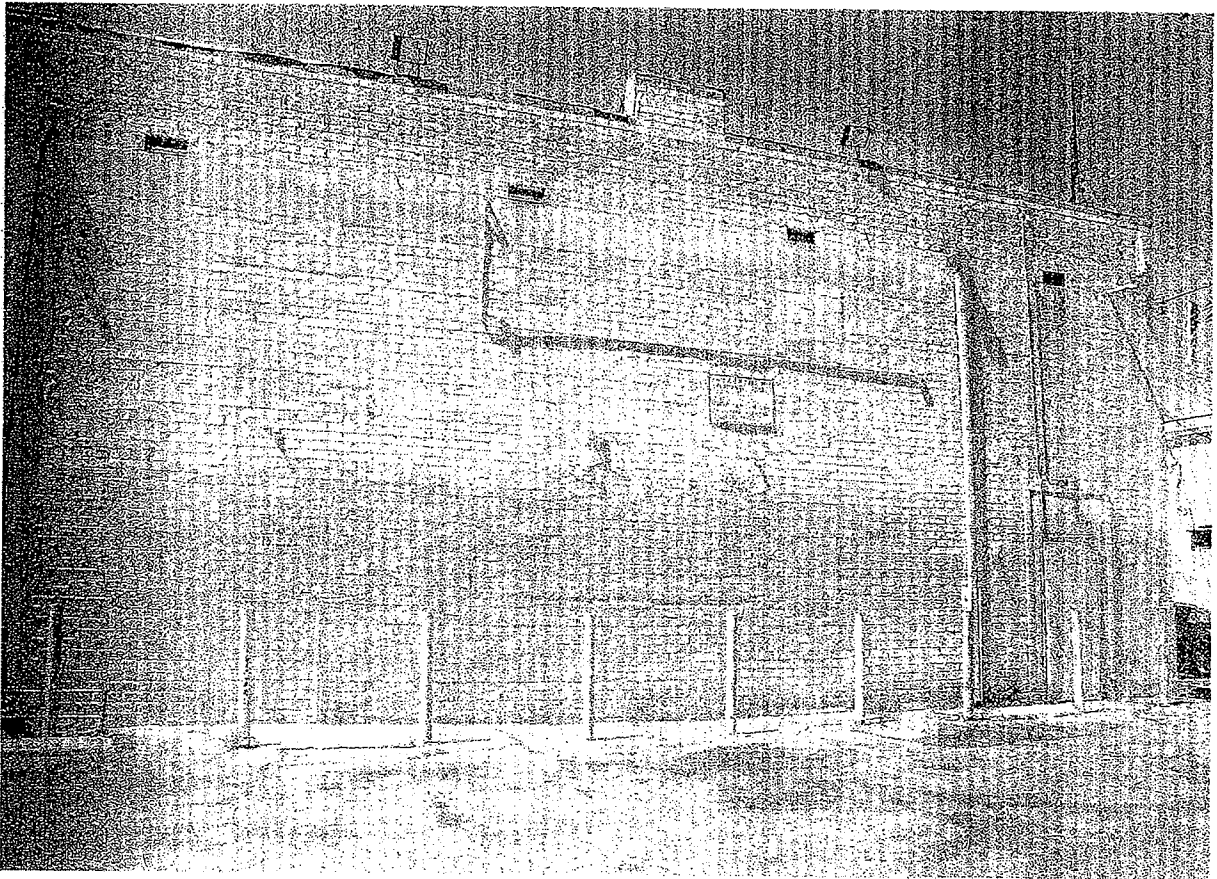
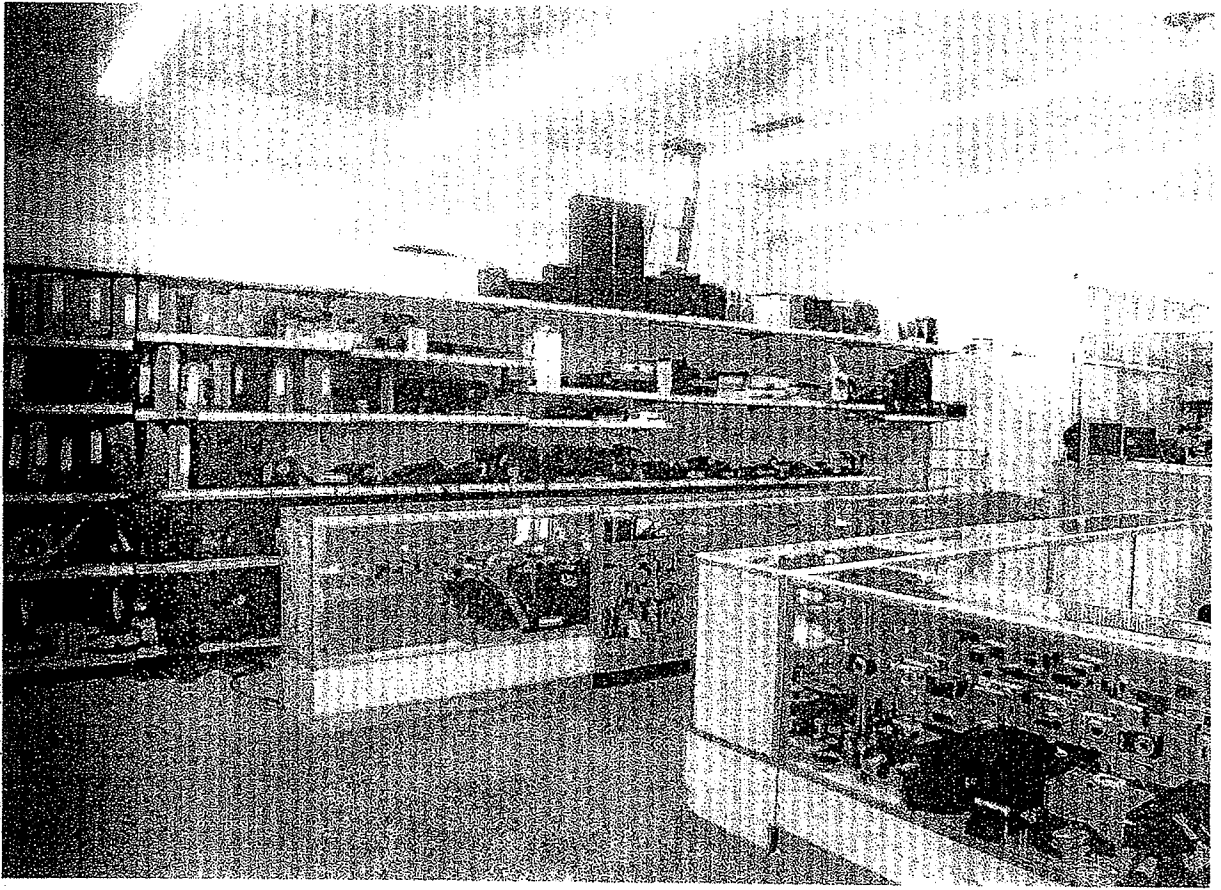


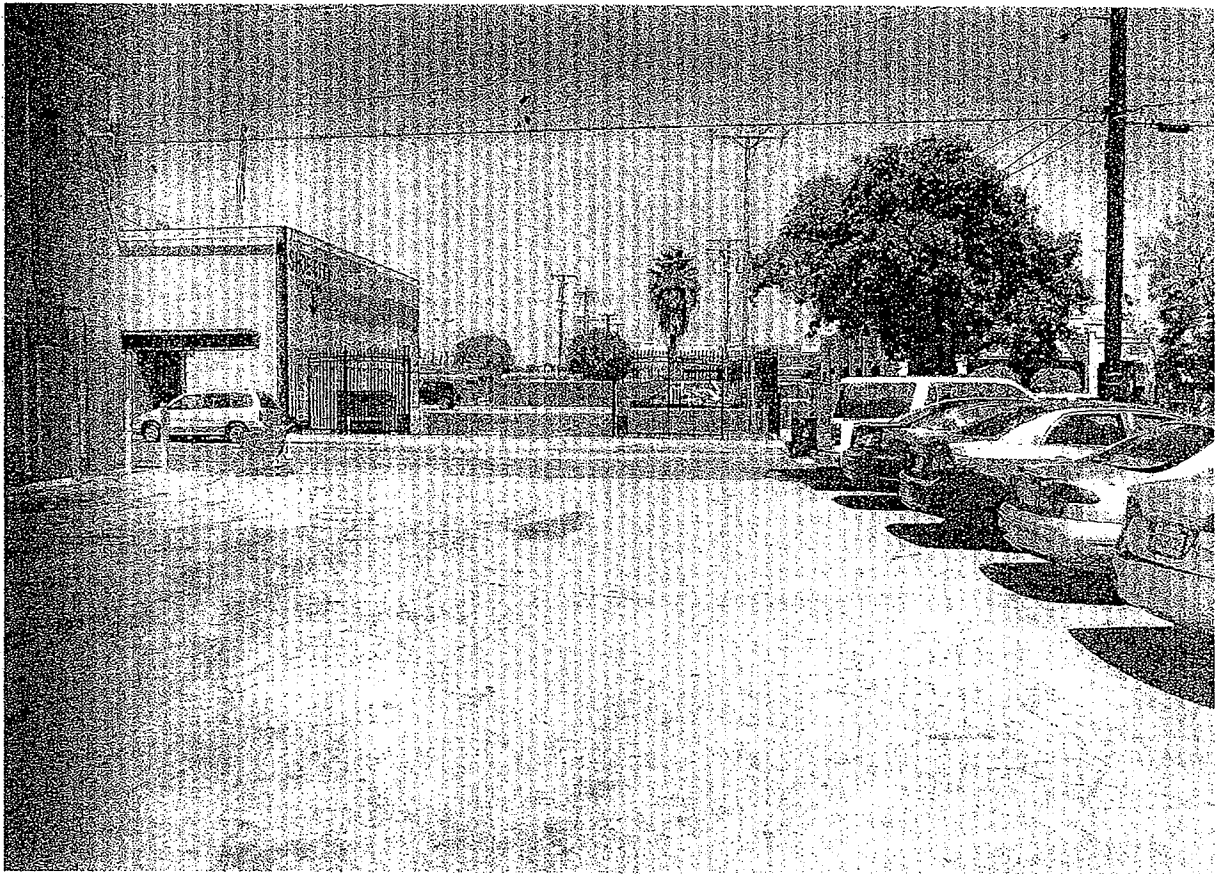
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Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6462

PROJECT NUMBER R2008-00739
RZC 200800005 RCUP 200800080

PUBLIC HEARING DATE
07/27/2011

AGENDA ITEM
7

RPC CONSENT DATE
N/A

CONTINUE TO
N/A

APPLICANT

Jack Shut

OWNER

JEMS Enterprise, Inc.

REPRESENTATIVE

Charles J. Moore

PROJECT DESCRIPTION

The project would change the zoning of that portion of the property currently zoned C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial--Development Program). The applicant is also requesting a conditional use permit (CUP) to authorize the operation of a pawn shop and to implement a development program within the C-3-DP zone. A pawn shop is a prohibited use within the C-2 zone. The pawn shop would be located within an existing 5,880-square-foot commercial building and would operate with two employees, 9:00 am to 7:00 pm, Monday through Saturday. The project site contains five off-street parking spaces at the rear of the building. No new construction would take place on the property.

REQUIRED ENTITLEMENTS

A zone change and conditional use permit to allow the operation of a pawn shop. The project would change the zone of a portion of the subject property from C-2 (Neighborhood Business) to C-3-DP (Unlimited Commercial-Development Program)

LOCATION/ADDRESS

1560 East Florence Ave., Florence-Firestone

SITE DESCRIPTION

The site plan depicts the existing 5,880-square-foot commercial building on the 0.22-acre property, in which the pawn shop would be located. A parking lot with five off-street parking spaces is located at the rear of the building and would be accessed from Miramonte Boulevard to the west. Pedestrian access would be from Florence Avenue to the north. The building is located on the northern and western property lines and has a maximum height of 24 feet above grade.

ACCESS

From Florence Ave. (north) and Miramonte Blvd. (east)

ZONED DISTRICT

Compton - Florence

ASSESSORS PARCEL NUMBER

6021015014

COMMUNITY

Florence-Firestone

SIZE

0.22 Acres

COMMUNITY STANDARDS DISTRICT

	EXISTING LAND USE	EXISTING ZONING
Project Site	Pawn shop	C-2 (Neighborhood Business); R-3-P (Limited Multiple Residence-Parking)
North	Small commercial buildings, Single-family and multiple-family residences	C-2 (Neighborhood Business); R-3 (Limited Multiple Residence)
East	Small commercial buildings, Public library	C-2 (Neighborhood Business)
South	Single-family and multiple-family residences	R-3 (Limited Multiple Residence)
West	Small commercial buildings, Regional shopping center	C-2 (Neighborhood Business); C-3 (Unlimited Commercial)

GENERAL PLAN/COMMUNITY PLAN

N/A

LAND USE DESIGNATION

C (Major Commercial)

MAXIMUM DENSITY

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption- Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE 07/27/2011	RPC ACTION Recommend approval	NEEDED FOR NEXT MEETING N/A
MEMBERS VOTING AYE Modugno, Valadez, Louie, Pedersen	MEMBERS VOTING NO None	MEMBERS ABSTAINING/ABSENT Helsley

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Tyler Montgomery		
RPC HEARING DATE(S) 07/27/2011	RPC ACTION DATE 07/27/2011	RPC RECOMMENDATION Recommend approval
MEMBERS VOTING AYE Modugno, Valadez, Louie, Pedersen	MEMBERS VOTING NO None	MEMBERS ABSENT Helsley
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 1 (F) 2	PETITIONS (O) 0 (F) 0	LETTERS (O) 1 (F) 0

*(O) = Opponents (F) = In Favor